

Sunland-Tujunga Lake View Terrace Shadow Hills

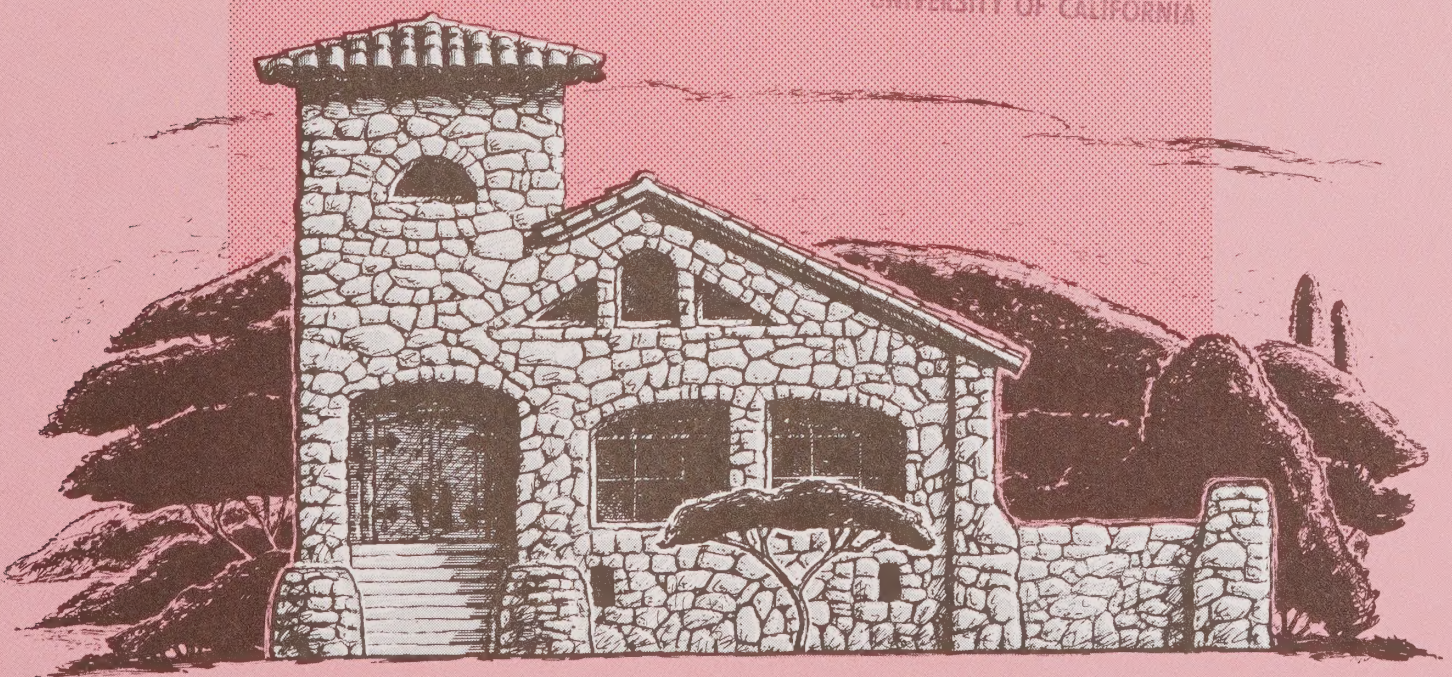
District Plan



INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

NOV - 7 1990

UNIVERSITY OF CALIFORNIA



A Part of the General Plan of the City of Los Angeles



TOM BRADLEY, Mayor

CITY COUNCIL

John Ferraro, president

Richard Alatorre

Ernani Bernardi

Hal Bernson

Marvin Braude

Robert Farrell

Joan Milke Flores

Ruth Galanter

Nate Holden

Gilbert W. Lindsay

Gloria Molina

Joy Picus

Joel Wachs

Michael Woo

Zev Yaroslavsky

James Kenneth Hahn, city attorney

Rick Tuttle, controller

CITY PLANNING COMMISSION

William G. Luddy, president

Theodore Stein, Jr. vice-president

William R. Christopher

Suzette Neiman

Fernando Torres-Gil

GENERAL PLAN/ZONING CONSISTENCY PROGRAM

DEPARTMENT OF CITY PLANNING

Kenneth C. Topping, Director of Planning

Melanie Fallon, Chief Deputy Director, Strategic Planning

Franklin P. Eberhard, Acting Deputy Director, Project Planning

Robert Q. Jenkins, Deputy Director, Administration

COMMUNITY PLAN REVISION DIVISION

Emily J. Gabel, Principal City Planner

GENERAL PLAN/ZONING CONSISTENCY SECTION

Daniel Green, Senior City Planner

PROJECT STAFF

King Woods, City Planner*

Steve Ciccarelli, Planning

GEOGRAPHIC INFORMATION SYSTEM

John Butcher, GIS Supervisor II

Fae Tsukamoto, GIS Supervisor I

Arturo Espinoza, GIS Specialist

Rudy Preciado, GIS Specialist

GRAPHIC DESIGN SECTION

Mort Meyerson, Planning Graphic Supervisor

Michael Uhlenkott, Graphic Designer

*Former Staff

9101140
[insert]

CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF
CITY PLANNING
221 N. FIGUEROA STREET
LOS ANGELES, CA 90012-2601

CITY PLANNING
COMMISSION

PETER M. WEIL
PRESIDENT

JORGE JACKSON
VICE-PRESIDENT

RODGER M. LANDAU
MARNA SCHNABEL
ROBERT L. SCOTT

GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 580-5234



RICHARD J. RIORDAN
MAYOR

EXECUTIVE OFFICES
16TH FLOOR

CON HOWE
DIRECTOR
(213) 580-1160

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR
(213) 580-1163

GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 580-1165

ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 580-1167

FAX: (213) 580-1176

INFORMATION
(213) 580-1172

August 8, 2000

Dear Plan Book Recipients:

**SUNLAND-TUJUNGA-LAKEVIEW TERRACE COMMUNITY PLAN:
PLAN BOOK CORRECTION (CPC 90-0596 GPC, SUBAREA 504),
CADASTRAL MAP 207B189**

The attached correction for the Plan land use designation for the subject area shall be incorporated into the Sunland-Tujunga-Lakeview Terrace Community Plan. The West Portion of Tujunga Ranch Tract, portion of Lot 26, Arbs. 1, 2, 4, 5, 6, and 7 shall be designated in the Community Plan as Very Low I Density Residential. This correction reflects the intent of the City Planning Commission and City Council as part of the General Plan/Zoning Consistency Program (AB283).

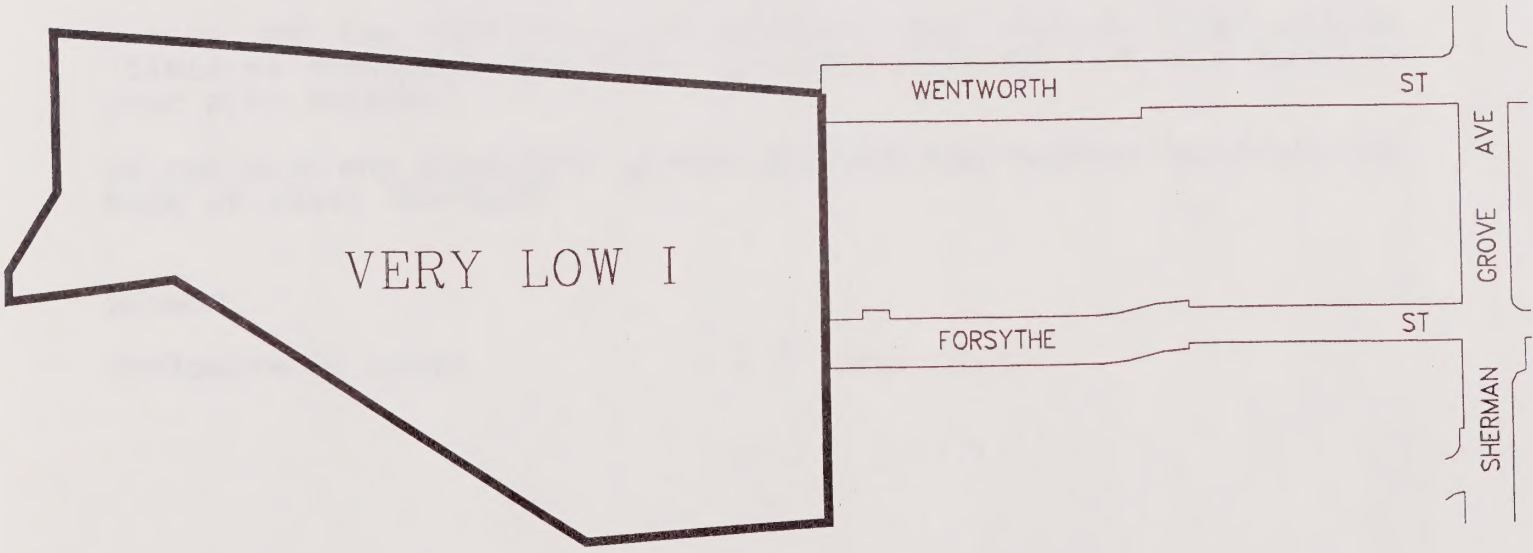
If you have any questions on this matter, please contact Jim Tokunaga at (213)580-5556.

Sincerely,

CON HOWE
Director of Planning

Robert H. Sutton
Deputy Director

Attachment



NOT TO SCALE

C.M. 207B189	CPC 90-0596 GPC, SA 504
--------------	-------------------------

AE/ *JAB*

SUNLAND-TUJUNGA-LAKEVIEW TERRACE
CORRECTION ORDINANCE

06/20/00



NOT TO SCALE



Los Angeles City Planning Department

221 North Figueroa
16th Floor



October 7, 1996

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY
OCT 16 1996
UNIVERSITY OF CALIFORNIA

TO: Plan Booklet Recipients

FROM: Michelle Clarkson, Senior Clerk
Central Publications Unit
Department of City Planning

SUBJECT: **PLAN BOOKLET ADDITIONS/REVISIONS**

Enclosed are the most recent additions/revisions made to the
Palms Mar Vista and Sunland/Tujunga plan(s).

Please add the specific plan portions and replace other sheets
(table of contents, log sheet, back credit page, and two maps) to
your plan booklet.


If you have any questions, please contact the Central Publications
Unit at (213) 580-5250.

LS:smc

Enclosure (1 copy)

89 00 218

91 01140



Digitized by the Internet Archive
in 2024 with funding from
State of California and California State Library

<https://archive.org/details/C124904784>



Los Angeles City Planning Department

221 North Figueroa
16th Floor



91 01140

October 7, 1996

TO: Plan Booklet Recipients

FROM: Michelle Clarkson, Senior Clerk
Central Publications Unit
Department of City Planning

SUBJECT: **PLAN BOOKLET ADDITIONS/REVISIONS**

Enclosed are the most recent additions/revisions made to the Palms Mar Vista and Sunland/Tujunga plan(s).

Please add the specific plan portions and replace other sheets (table of contents, log sheet, back credit page, and two maps) to your plan booklet.

If you have any questions, please contact the Central Publications Unit at (213) 580-5250.

LS:smc

Enclosure (1 copy)

October 31, 1990

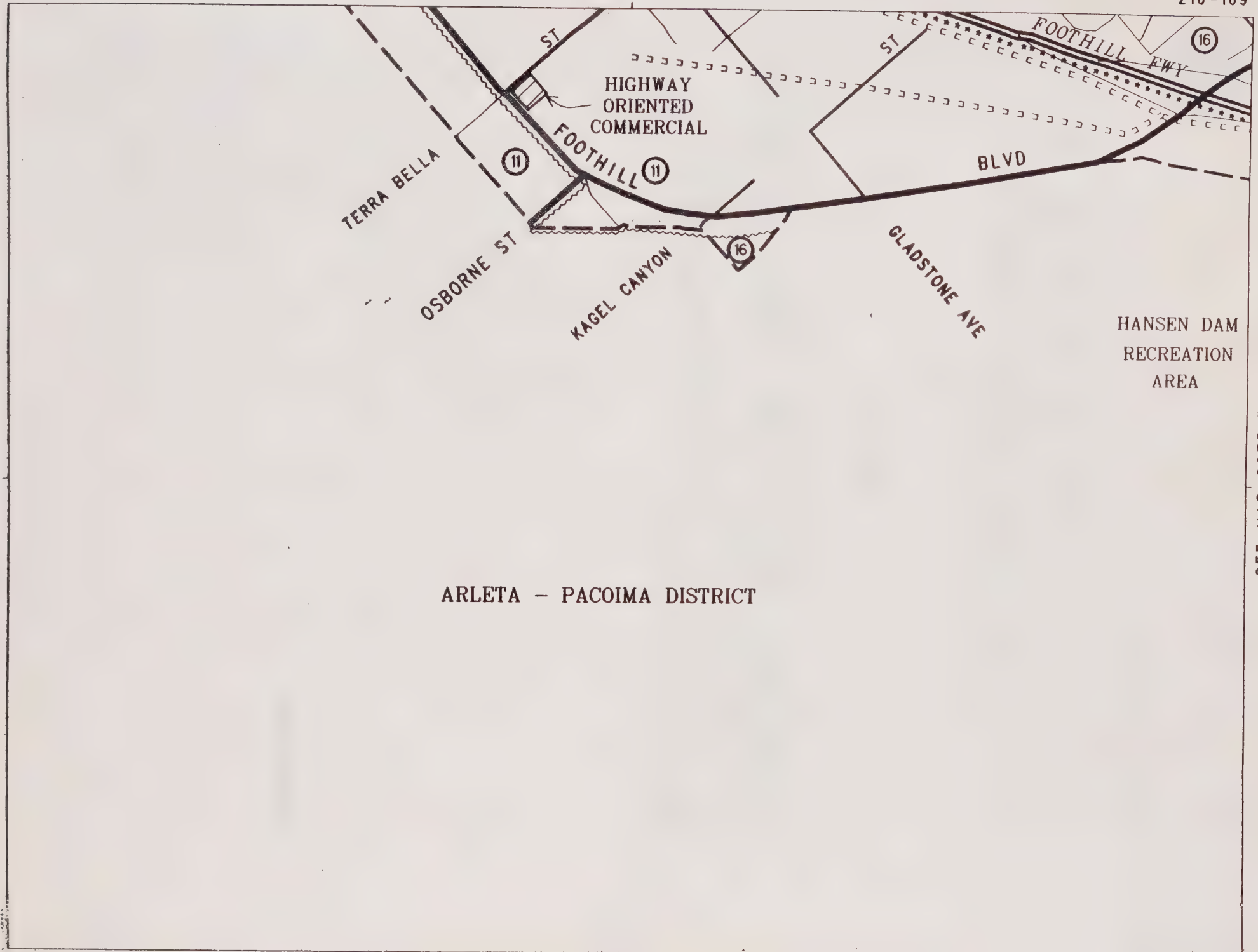
TO: All Planning Staff and Interested Parties
FROM: Melanie Fallon, Chief Deputy Director
SUBJECT: **SUNLAND-TUJUNGA-LAKE VIEW TERRACE-SHADOW HILLS
DISTRICT PLAN BOOKLET**

ERRATUM

The Sunland-Tujunga-Lake View Terrace-Shadow Hills District Plan/Map 207P165, dated May 1989, should have depicted Highway Oriented Commerce as shown in the shaded area on the attached map, dated October 1990.

This change will be incorporated in the next update and publication of the Sunland-Tujunga-Lake View Terrace-Shadow Hills District Plan Booklet.

SLDBOOK.DOC



Sunland-Tujunga Lake View Terrace Shadow Hills District Plan



TABLE OF CONTENTS

Plan Amendments Date Log

A. Community Plan

1. Generalized Land Use Map
2. Generalized Circulation Map
3. Text*
4. Plan Maps

B. Foothill Boulevard Corridor Specific Plan

1. Summary of Provisions
2. Subject Index
3. Annotated Table of Contents
4. Specific Plan Ordinance
5. Administrative Responsibilities

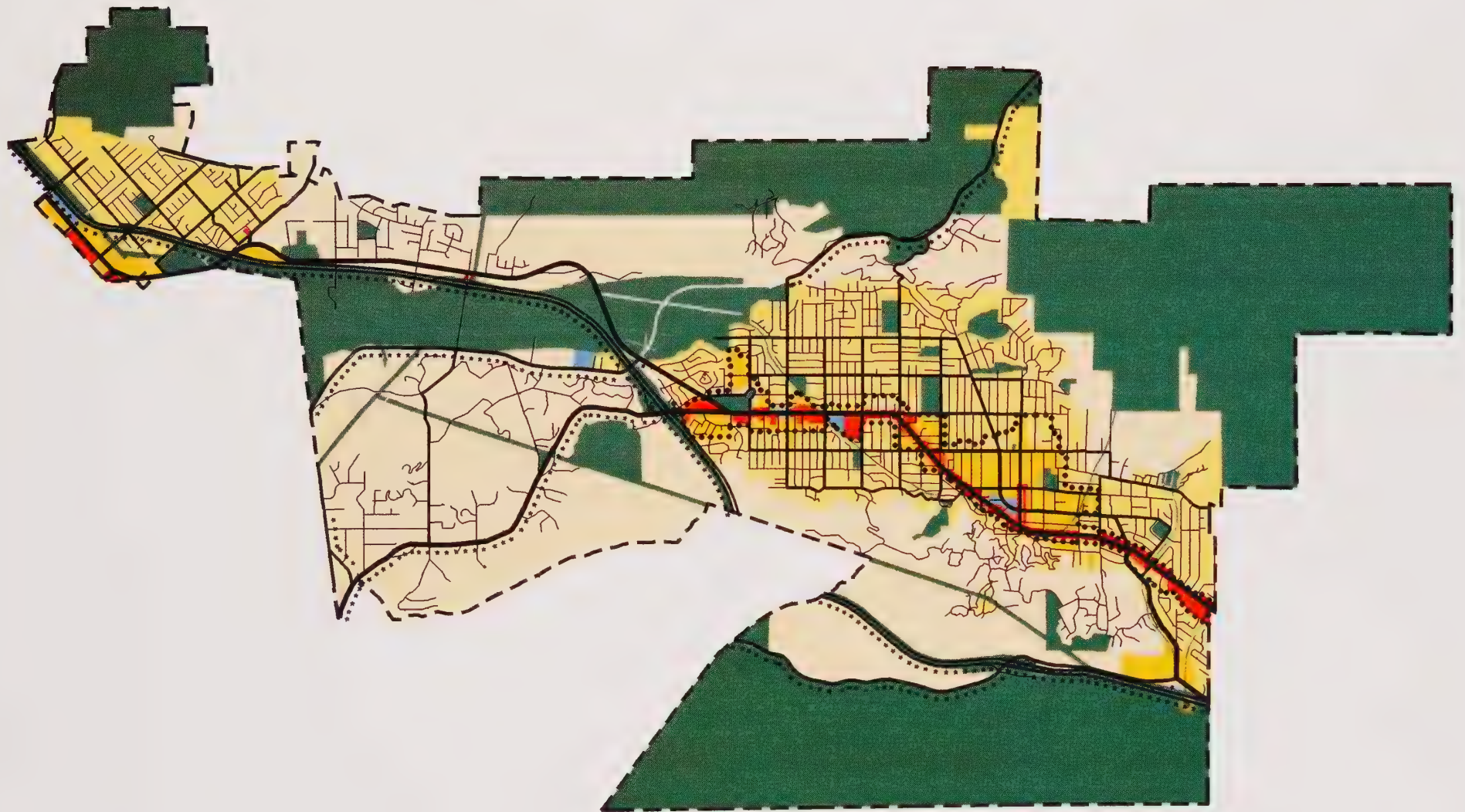
- * This document is a reformat of the District Plan as it formerly appeared in the broadside format. The Maps reflect the broadside subsequently amended by the General Plan Consistency Program (AB 283), Periodic Plan Review and any other amendments. The text is essentially the same as the originally adopted Plan.

PLAN AMENDMENTS DATE LOG

SUNLAND-TUJUNGA-LAKE VIEW TERRACE-
SHADOW HILLS PLAN

Adopted by City Council
July 15, 1980
C.F. 79-2718, S1A

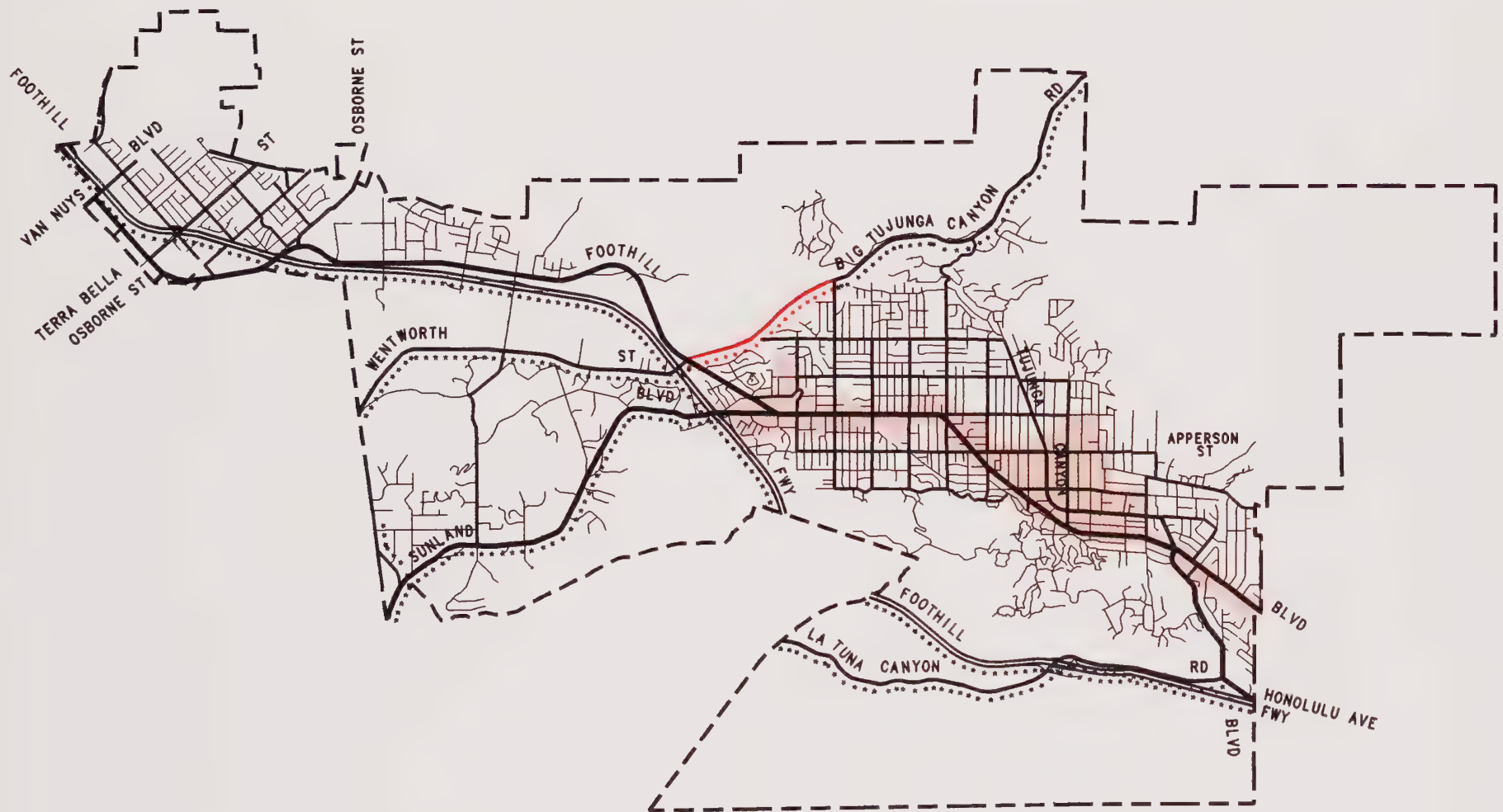
Date	Amendment	Council File
June 26, 1987	AB283 General Plan/Zoning Consistency Program	87-0744
July 28, 1987	Periodic Plan Review, Window 1, Item 20 - Foothill Blvd.	87-0333 S20
Sept. 23, 1987	Footnote 18	87-0744
Jan. 05, 1988	AB283 Industrial/Residential - North Valley	87-0592
May 18, 1988	Periodic Plan Review, Window 9, Item 8 - Foothill Blvd.	88-0401 S8
May 18, 1988	Periodic Plan Review, Window 9, Item 9 - Honolulu Ave.	88-0401 S9
Oct. 01, 1988	Periodic Plan Review, Window 13, Item 10 - Foothill Blvd.	88-1537 S10
Oct. 13, 1989	Mobilehome Parks Footnote 21	89-0119
March 27, 1991	Land Use Footnote - Corresponding Zones	90-1422
May 27, 1992	AB283 - Open Space I	92-0163
Nov. 24, 1992	Periodic Plan Review, Window 45, Item 4 - Shady Grove Ave.	87-2051 S2
Sept. 6, 1995	Foothill Blvd. Corridor Specific Plan and Plan Amendments	93-0033 S3
June 19, 1996	AB283 - Public Facilities, Open Space II and Cleanup	95-1904 S5



..... For details see Specific Plan

SUNLAND - TUJUNGA - LAKEVIEW TERRACE - SHADOW HILLS
GENERALIZED LAND USE





SPECIFIC PLAN AREA

FOR DETAILS REFER TO:

Foothill Blvd Corridor Specific Plan,
Ord No 170694

PROPOSED CIRCULATION

Proposed Secondary Scenic Highway

SUNLAND - TUJUNGA - LAKEVIEW TERRACE - SHADOW HILLS
GENERALIZED CIRCULATION



NOT TO SCALE

Sunland-Tujunga-Lake View Terrace-Shadow Hills District Plan

The Sunland-Tujunga-Lake View Terrace-Shadow Hills District Plan is a part of the General Plan of the City of Los Angeles. It consists of this text and the Plan Map.

Purposes

USE OF THE PLAN

The purpose of the Sunland-Tujunga-Lake View Terrace-Shadow Hills District Plan is to provide an official guide for future development of the District for use by the City Council, the Mayor and the City Planning Commission; other concerned governmental agencies; residents, property owners and businessmen of the District; and private organizations concerned with planning and civic betterment. For the Council, the Mayor and the Planning Commission, the Plan provides a reference to be used in connection with their actions on various City development matters as required by law.

The Plan is intended to promote an arrangement of land use, circulation and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the District, within the larger framework of the City; guide the development, betterment and change of the District to meet existing and anticipated needs and conditions; contribute to a healthful and pleasant environment; balance growth and stability; reflect economic potentials and limitations, land development and other trends; protect the environment and protect investment to the extent reasonable and feasible. The Plan proposes approximate locations and dimensions for land use.

Development may vary slightly from the Plan provided the total acreage of each type of land use, the land use intensities, and the physical relationships among the various land uses are not substantially altered.

The Plan is not an official zone map, and, while it is a guide, it does not imply any right to a particular zone or to the land uses permitted therein. Changes of zone are considered under a specific procedure established under the Los Angeles City Charter and the Los Angeles Municipal Code, subject to various requirements set forth therein. Inasmuch as the Plan shows land uses projected as much as 20 years into the future, it designates conditionally more land in some areas for different land uses than may be desirable for many years to come.

The Plan is subject to periodic review and amendment in order to reflect changes in circumstances.

OBJECTIVES OF THE PLAN

1. To coordinate the development of the Sunland-Tujunga-Lake View Terrace-Shadow Hills District with other communities of the City, the adjacent cities of Burbank and Glendale and other parts of the metropolitan area.
2. To designate lands at appropriate general locations for various private uses and for public facilities, in quantities and at densities/intensities required to accommodate the population and activities projected to the year 2000.
3. To preserve and enhance the natural character of the mountainous portion of the District and to use its unique qualities to best advantage.
4. To make provision for the housing required to satisfy the varying needs and desires of the persons who choose to reside in the District, maximizing the opportunity for individual choice.
5. To preserve well maintained single-family neighborhoods and to rehabilitate areas of deteriorating housing.
6. To promote overall economic well-being and public convenience through:
 - a. Allocating and distributing commercial lands for retail, service and office facilities in quantities and patterns based upon sound planning principles and standards and specific community needs.
 - b. Designating lands for industrial development that can be utilized without substantial impairment to adjacent uses, and imposing such restrictions on the types and intensities of industrial uses as are necessary to this purpose.
7. To provide a basis for locating and programming public services and utilities, and to coordinate the phasing of public facilities with private developments.
8. To provide for a circulation system coordinated with land uses and densities and adequate to accommodate traffic, and to strongly encourage the expansion and improvement of public transportation services.

9. To prevent or minimize impairment to the physical environment; to improve the visual environment through the development and application of appropriate design criteria; and to strengthen the image and identity of the District.

10. To encourage open space for environmental protection and recreational uses, and to retain views, natural character and topography of mountainous parts of the District for the enjoyment of both local residents and persons throughout the Los Angeles region through restricted land use controls and grading requirements.

11. To assure appropriate utilization of the Tujunga Wash, so as to:

- a. Preserve most of its natural amenities and resources;
- b. Minimize danger of loss of life and property damage due to flooding;
- c. Develop appropriate recreational, open space and/or other uses;
- d. Encourage optimum utilization consistent with the above criteria.

12. To utilize a wide range of public and private programs to assist in solving the physical, legal, social, health, and economic problems present in the District.

Policies

The Sunland-Tujunga-Lake View Terrace-Shadow Hills District Plan has been designed to accommodate the anticipated growth in population and employment of the the District to the year 2000. The Plan seeks neither to promote nor to hinder growth; rather, it accepts the likelihood that some growth or change will take place, and therefore makes provisions for the District's orderly development.

The City shall consider the preservation and protection of ecologically important areas as identified in this plan to be of paramount importance and shall restrict land uses in such areas.

All government agencies shall be encouraged to consider public acquisition of ecologically important areas.

The Plan encourages preservation of low-density, single-family residential areas, preservation of the small amount of industrial land, conservation of open space lands, and general upgrading of commercial facilities along Foothill Boulevard, with commercial concentrations

at several centers.

In hillside and mountainous terrain, the Plan proposes that the general character of undeveloped lands be preserved.

LAND USE

Housing

Standards and Criteria:

Residential zones permitting densities in excess of those designated on the Plan should be considered for reclassification to more appropriate zones.

Multiple dwellings should be soundproofed and provided with adequate usable open space and recreational areas.

The intensity of land use and the density of the population which can be accommodated thereon shall be limited in accordance with the following criteria:

- a. The ability of the existing and planned circulation system, both within the area and in peripheral areas, to accommodate traffic;
- b. The availability of public service facilities and public utilities;
- c. The steepness of the topography of the various parts of the area, and the suitability of the geology of the area for development;
- d. The compatibility of proposed developments with existing adjacent developments;

Hillside areas designated "Very Low I" or "Very Low II" density on the Plan map contain limited areas of exceptionally steep topography which should be restricted to even lower densities. It is the policy of the Planning Commission that the Deputy Advisory Agency must consider lower densities, including "Minimum" density, when considering applications for development of such areas. Factors to be considered should include, but not be limited to: steepness of slope, amount of grading, soil stability, erosion patterns, access etc.

Utilization of the "cluster concept", through the Residential Planned Development District ordinance or other means, is encouraged for new residential developments in hillside areas, in order to use the natural terrain to best advantage, minimize the amount of grading required, and provide more recreational land and open space. However, development by conventional subdivision shall not be precluded. The cluster concept is defined as the grouping of residential structures on portions of the site while retaining a large area in its natural state or in a

park-like setting. Density patterns indicated on the Plan Map may be rearranged to facilitate cluster developments, provided that the total number of dwelling units indicated for any development is not exceeded.

Cluster development which permits multiple and/or attached housing should be designed to:

- a. Minimize adverse visual impact upon neighboring single-family uses;
- b. Be similar in character, appearance and density to the Low-Medium Housing category; and
- c. Be surrounded by substantial amounts of open space, part of which is usable for recreational purposes by residents.

Condominium cluster development is prohibited where it is found to have an adverse affect on, or be incompatible with, single-family neighborhoods.

Residential Planned Development Districts can also provide desirable living amenities and open space on certain level areas.

Mobile home parks are processed under the Conditional Use procedure. The Plan neither designates any areas specifically for mobile home parks nor prohibits the use of any appropriate site for this type of development, provided that the densities designated by this Plan are adhered to.

The City shall encourage development of senior citizen housing at appropriate locations.

Features:

The Plan proposes that the low-density residential character of the Sunland-Tujunga-Lake View Terrace-Shadow Hills District be preserved and enhanced and that single-family residential neighborhoods be protected from encroachment by incompatible uses. Within the various neighborhoods, local streets should be designed to deter through traffic which would be detrimental to the residential neighborhoods.

Additional low- and moderate-income housing is needed throughout the City. The Sunland-Tujunga-Lake View Terrace-Shadow Hills Plan encourages single-family home ownership and suggests programs to familiarize homeowners with home maintenance and upkeep. The Plan also encourages the rehabilitation or rebuilding of deteriorating single-family homes for the same purpose. The Plan encourages residential structures to be relocated to other areas of the District rather than demolished, where economically feasible, in order to maintain the current level of the single-family housing stock. A range of housing choices

should be made available to persons of all social, economic and ethnic backgrounds.

Horsekeeping Areas in the District should be developed at Very Low densities, appropriate to such use.

The proposed residential density categories and their capacities are:

	Dwelling Persons		Percent		Percent	
	units	Per	Per	Gross	of	of
Residential	Gross	Gross	Acre*	Resid.	Pop.	Pop.
Density	Acre*	Acre	Appr.	Land	Capacity	Capacity
Minimum	.5 to 1	2.1	1,600	22.0	3,360	4.5
Very Low I	1+ to 2	6.7	2,903	40.0	19,450	26.0
Very Low II	2+ to 3	8.4	877	12.0	7,366	9.8
Low	3+ to 7	18.2	1,541	21.3	28,046	37.7
Low-Med. I	7+ to 12	28.0	115	1.5	3,220	4.4
Low-Med. II	12+ to 24	48.0	103	1.4	4,944	6.6
Medium	24+ to 40	85.0	<u>95</u>	<u>1.3</u>	<u>8,075</u>	<u>11.0</u>
			7,234	100.0	74,461	100.0

*Gross acreage include streets

Commerce

Standards and Criteria:

The commercial lands (not including associated parking) designated by this Plan to serve suburban residential areas are adequate in quantity to meet the needs of the projected population to the year 2000.

Commercial structures should be limited to not more than six stories in height where designated for Community Commerce and not more than three stories where designated for Neighborhood, Limited and Highway-Oriented Commerce, to insure maximum compatibility with adjacent residential uses.

Features:

The Plan proposes approximately 181 acres for Commerce, including related parking.

Commercial development is generally located along Foothill Boulevard throughout the Sunland and Tujunga Communities. Shopping centers are located at either end of this commercial frontage, one near the intersection of Foothill and Sunland Boulevards and one near the intersection of Foothill Boulevard and Lowell Avenue.

The "Programs" section of this Plan recommends that a study be made of the improvement and expansion of the business district along Foothill Boulevard and along Commerce Avenue north of Foothill Boulevard. Development should be limited and controlled by the Planning Commission and City Council by means of Specific Plans, "Q" zoning provisions, Conditional Uses, or other appropriate

precise controls. The Commerce Avenue area is outlined on the Plan Map. Architectural treatment should be applied to existing stores and parking lots in the area to insure an aesthetic design. A community service building should be sought for this area, having facilities such as an auditorium, community meeting rooms, and an historical museum, all linked to commercial facilities via landscaped walkways.

Neighborhood commerce is proposed at several locations in the District to provide for the daily shopping needs of nearby residents.

Industry

Standards and Criteria:

Industrial lands are located on a citywide basis without regard to the boundaries of individual communities or districts under the general principle that industrial employment should be available within a reasonable commuting distance of most residential locations.

Features:

The Plan designates approximately 47 acres of land for industry.

Open Space and Natural Resource Preserve

The Plan designates most of the Tujunga Wash as a Natural Resource Preserve, to be utilized primarily for open space and recreational purposes. The Plan also recognizes the Conservation Plan identification of the Tujunga Wash as a rock and gravel resource area.

The objective of the classification and designation process required by the Surface Mining and Reclamation Act of 1975 is to assist local government in preserving for the future essential mineral resources that otherwise might be unavailable when needed. The State Mining and Geology Board has classified the Tujunga Wash area as a "Mineral Resource Zone - 2" which indicates significant mineral deposits are present. The natural resource preserve designation used in this plan is consistent with the objective of the Surface Mining and Reclamation Act in that it is intended to preclude development that would prevent future mining. It is noted, however, that the need to mine in the wash is not anticipated during the life of this plan and it is the intent of the plan to prohibit such mining through the year 2000.

CIRCULATION

Highways

Standards and Criteria:

Highways and Local Streets shown on this Plan should be developed in accordance with the Highways and Freeways Element of the General Plan and standards and criteria contained in the City's Standard Street Dimensions, except where indicated otherwise on the Plan Map or where environmental issues and planning practices war-

rant alternate standards consistent with street capacity improvements.

Major and Secondary Highways should be provided with adequate street lighting. Through traffic on Local Streets should be discouraged, especially within residential neighborhoods. Streets and Highways should be designed and improved to be in harmony with adjacent developments and to facilitate driver and passenger orientation.

The full residential, commercial and industrial densities and intensities proposed by the Plan are predicated upon the eventual development of appropriate transportation facilities. No increase in density shall be effected by zone change, variance or subdivision unless it is determined that the Local Streets, Collector Streets, and Major and Secondary Highways serving, and in the area of, the property involved are adequate to accommodate the traffic generated.

Design characteristics which might facilitate street identity such as curves, changes in direction and topographical differences, should be emphasized by street trees and planted median strips and paving. Wherever feasible, street development should provide for the preservation of existing trees.

The development of Equestrian Trails through residential areas appropriate for horsekeeping is encouraged. Equestrian Trails may occupy a part of street rights-of-way, being substituted for sidewalks along one side of the roadway.

Features:

The Plan incorporates and amends the Highways and Freeways Element of the Los Angeles General Plan. In addition, the Plan shows a system of Collector Streets which assists traffic flow toward Major and Secondary Highways. Stonehurst Avenue, La Tuna Canyon Road, Lopez Canyon Boulevard, Wentworth Street, Big Tujunga Road, Sunland Boulevard and the Foothill Freeway are designated as Scenic Highways.

Public Transportation

Local bus service should be improved to directly connect residential areas with jobs, shopping and public facilities. Express bus service should be provided to adjacent communities and to Central Los Angeles, including connections with rapid transit stations at such time as these may be provided in major centers of the City.

Bikeways

A system of Bikeways is proposed, with Hansen Dam Recreation area serving as a focal point. The system will serve both recreational and circulation needs.

Bicycle facilities should be provided in new subdivisions, where feasible, connecting with the designated Bikeways.

SERVICE SYSTEMS

Standards and Criteria:

The public facilities shown on this Plan are to be developed in substantial conformance with standards for need, site area, design and general location set forth in the various public facility plans constituting the Service Systems Element of the General Plan. Such development shall be sequenced and timed to provide a workable, efficient and adequate balance between land use and service facilities.

The full residential, industrial and commercial densities and intensities proposed by the Plan are predicated upon substantial compliance with the standards contained in the Service Systems Element of the General Plan. In hillside areas, tentative subdivision maps shall not be approved until reviewed and approved by the Fire Department.

The development restrictions for Desirable Open Space outlined in the Open Space Plan are to be applied to areas designated as Desirable Open Space.

The Plan designates two standard types of parks, based on Year 2000 projected need:

1. Neighborhood Parks: 2 acres per 1,000 residents; minimum site size 5 acres; service radius 1/2 mile;
2. Community Parks: 2 acres per 1,000 residents; minimum site size 15 acres; service radius 1 1/2 miles.

Features:

Parks and Recreation: The Plan proposes fourteen new Neighborhood Parks and two new Community Parks. However, due to lack of available funding, many of these probably cannot be acquired and developed during the 20-year period represented by this Plan. Sunland Park is redesignated from a Neighborhood Park to a Community Park. The Plan also suggests the development of mini-parks and tot lots. Department of Water and Power property and flood control rights-of-way should be used for recreational and open space purposes where feasible. Hansen Dam Park is proposed to be developed further as a regional recreational facility and equestrian center. A system of local Equestrian Trails is proposed to connect Hansen Dam Park with nearby horsekeeping areas, and in turn with citywide and county trail systems.

Schools: The Public Schools Plan indicates that new schools are not needed within the District. However, some expansion of the Verdugo Hills Senior High School site is

needed.

The Plan proposes dual use of school facilities for the general public after hours and on weekends, under appropriate arrangements by the School District and the Department of Recreation and Parks. School grounds should be landscaped and improved to facilitate after-hour recreational use, where feasible.

Fire Protection: The Plan indicates that new Fire Stations are not needed within the District.

Police Protection: The establishment of additional police patrol capability in the Sunland-Tujunga area should be considered as a means of improving response time.

Library: New libraries are not proposed for the District, but expansion of the existing library may be desirable.

Programs

These programs establish a framework for guiding development of the Sunland-Tujunga-Lake View Terrace-Shadow Hills District in accordance with the objectives of the Plan. In general, they indicate those public and private actions which should take place during the initial five years following adoption of the Plan. They will require the use of a variety of implementation methods.

It is emphasized that those implementation programs which require the use of public funds for capital improvements can occur only when the funds are available.

I. PUBLIC IMPROVEMENTS

A. Circulation

To facilitate local circulation, relieve congestion, and provide mobility for all citizens, the following are proposed:

1. Continued development of highway, freeway and street systems in conformance with existing programs, including selecting a route for Big Tujunga Canyon Boulevard between Oro Vista Avenue and Foothill Boulevard and working toward completion of this segment of highway.
2. Continued planning and implementation of improvements to the public transportation system for the District, including better bus schedules and coverage and specialized transportation services where needed.
3. Continued work toward completion of the Foothill Freeway.
4. Continued planning and development of Bikeways for transportation and recreational uses.

5. Continued efforts to develop the Scenic Corridors along Foothill Freeway and La Tuna Canyon Road (as described under the "Planning Legislation" and "Future Studies" sections of this Plan).

B. Service Systems

1. Needed additions, expansions and/or improvements of parks throughout the District should be accelerated. Priority should be given to McGroarty Park. Special attention should be given to Water and Power property that could be used for Neighborhood Parks. A system of Bikeways and Equestrian Trails also should be established.

2. The City should encourage continuing efforts by County, State and Federal agencies to acquire vacant lands for publicly owned open space.

3. The development of other public facilities should be sequenced and timed to provide a balance with land use.

4. Special attention should be given to providing adequate police protection.

C. Social Programs

An inventory-of-needs program for the District should be initiated by City and County legislative bodies. This program would identify the physical, social, economic, health and cultural needs of the District, so that government resources may be directed towards providing for them.

Public and private agencies or organizations should continue to seek methods and programs to improve the social welfare of the District, such as youth programs designed to confront the problems of delinquency and provide vocational, educational and recreational opportunities for youth, including the establishment of a program headquarters.

All programs proposed by this Plan are to be developed to insure full integration of the needs of the handicapped, including a full assessment of building and design standards to meet the needs of the handicapped.

D. Housing

Programs to maintain existing housing in good condition and to upgrade deteriorating houses should be developed and initiated, such as cooperative public and private fix up, clean up and maintenance projects on selected neighborhood blocks.

Housing and Community Development Act Program funds should be used to rehabilitate and renew the housing supply in selected areas.

II. PRIVATE PARTICIPATION

Citizen groups are encouraged to undertake private actions for community improvements such as:

A. Initiating property owner and merchant programs to increase off-street parking facilities serving adjacent shopping areas.

B. Promoting street tree planting programs in commercial areas.

C. Sponsoring clean-up and beautification programs to improve the general visual environment.

D. Continued participation in the District by those private groups, organizations and public agencies which provide legal, medical, dental, mental health, counseling, job training and senior citizen services to residents.

III. PLANNING LEGISLATION

Planning provisions of the Municipal Code and other legislation are continually being reviewed and amended. The following studies or amendments are suggested to aid in implementation of the Plan:

A. Design: Requirement that all new and rebuilt public and private facilities observe improved standards for site design to meet the needs of senior citizens and the handicapped.

B. Townhouse Zoning: Legislation to provide for increased ownership of attached, single-family housing, which would provide a greater economy of land utilization and be suitable for proposed Low-Medium density residential areas.

C. Mobile Home Development: Special regulations and requirements for mobile home parks, giving consideration to location, density, zoning, landscaping and similar needs.

D. Buffer Strip Zoning: Separation of incompatible uses (particularly residential from industrial and freeways) by some form of buffering, preferably a type which would also serve for recreation, parking or other general public purpose.

E. Open Space Tax Relief: Inclusion in the City's Annual Legislative Program (submitted to the State Legislature) of a proposal for tax relief for privately owned lands planned for conservation and open space uses.

F. Property Improvement Tax Relief: Support by the City for State legislation which would provide

incentives to property owners making improvements on their property.

G. Residential Tax Relief: Support by the City for State legislation which would require counties to assess single-family homes on the basis of single-family use if the adopted plan for the area designates them as stable, single-family areas.

H. Signs: Strengthening of controls on billboards and other commercial signs.

I. Scenic Corridors: Development of regulations applicable to the Foothill Freeway (in cooperation with the California State Department of Transportation) designating corridor boundaries and standards for: (1) the grading of slope easements to blend cuts and fills with the natural topography; (2) scenic turnouts; (3) aesthetic design of features for roadside safety; (4) control over the design and location of sign installations; (5) review of building permits with respect to color, building materials, design features, parking and landscaping; and (6) building heights and setbacks.

J. Grading: Amendments of the Zoning and/or Building Codes to limit the quantity of cut and fill grading in hillside and mountainous areas.

K. Scenic Districts: Establishment of districts and the provisions of regulations therein to protect and preserve scenic features or values of mountain areas.

IV. ZONING ACTIONS

Zoning is the primary legal tool by which the development of private property can be directed toward the implementation of the Plan. Two distinct situations are involved:

A. The City may initiate redesignations to zones appropriate to the Plan.

B. Property owners, under the procedures established by the Los Angeles City Charter and the Los Angeles Municipal Code, may apply for a change of zone. Approval should be contingent on a proven need and be phased so that density of development will be kept in balance with the availability of street capacity and service systems in order to maintain the quality of living in the District.

V. FUTURE STUDIES

The following studies should be undertaken when authorized by the City Council:

A. The City should continue to investigate methods to improve the physical and social conditions of those parts of the District where need exists. In particular, the establishment of a police station or a substation in the

Sunland-Tujunga area should be considered.

B. Community Business District:

A detailed planning study of the Commerce Avenue commercial area from Foothill Boulevard to just north of Valmont Street and of Foothill Boulevard from Sunland Boulevard to the City of Glendale should be made by the City in cooperation with local business and civic groups, including the chamber of commerce. This study should include consideration of:

1. Size, location and types of signs;
2. Extent, location and improvement of off-street parking facilities;
3. Landscaping;
4. Rehabilitation and improvement of commercial structures;
5. Anticipated expansion of commercial facilities; and
6. Appearance and location of public facilities.

The study should include recommendations for implementation actions, including but not limited to Specific Plans, zone redesignations, subsidized rehabilitation programs, public facility improvements and private action programs.

C. Plans for development of the Scenic Corridors indicated in this Plan should be prepared and implemented with the assistance of a citizen advisory committee. The plans should include:

1. Roadway design;
2. Location and development of view sites and recreational areas;
3. Controls on use and intensity of use of lands within and/or adjacent to the Scenic Corridor;
4. Prohibition and/or control of signs and billboards; and
5. Location of other necessary public facilities.

D. Plans for improvement of Sunland Boulevard between Foothill Boulevard and Tuxford Street should be prepared and implemented if the traffic level as determined by the Traffic Department makes such improvement necessary. The plans should include:

1. Roadway design, with special attention to alignment, width, superelevation, and sight distances;

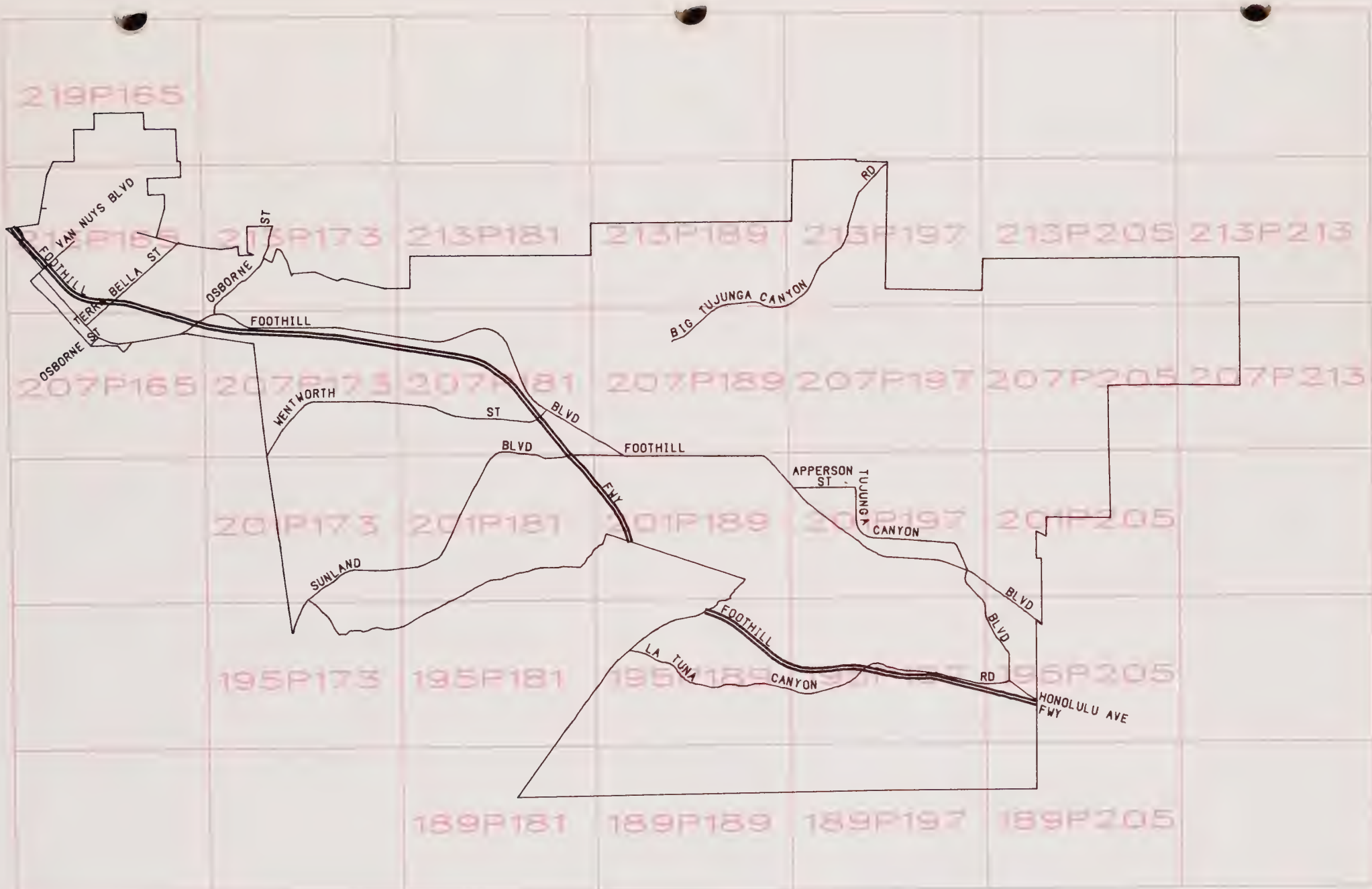
2. Frontage roads and other means of limiting, diverting and concentrating access to and from side streets and driveways;

3. Grade separations for the enhancement of pedestrian, equestrian and bicyclist safety;

4. Traffic signing, striping and other regulatory and warning devices for further promotion of safety and orderly movement;

5. Continued concentrated enforcement of speed and other traffic regulations; and

6. Street lighting.



COUNTY OF LOS ANGELES

LOPEZ CANYON RD

FEED

COUNTY OF
LOS ANGELES

TERRA BELLA
ST

VAN NUYS

BLVD

FENTON

ELDRIDGE

GARRICK
AVE
ST

FOOTHILL BLVD

VAN NUYS
BLVD

ARLETA -
PACOIMA
DISTRICT

PIERCE

SEE MAP 207P165

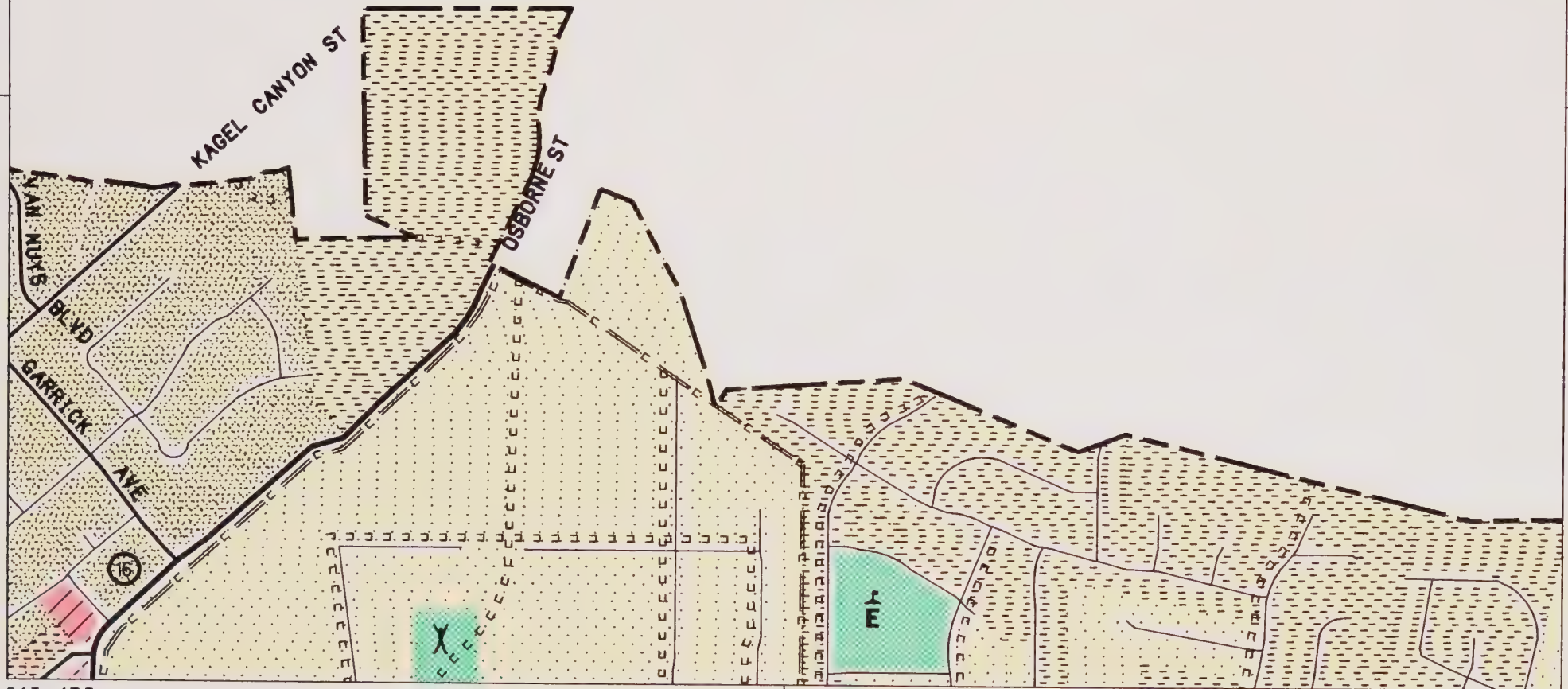
5 / 89 -ST

213-169

SEE MAP, 213P173

COUNTY OF LOS ANGELES

SEE MAP 213P165

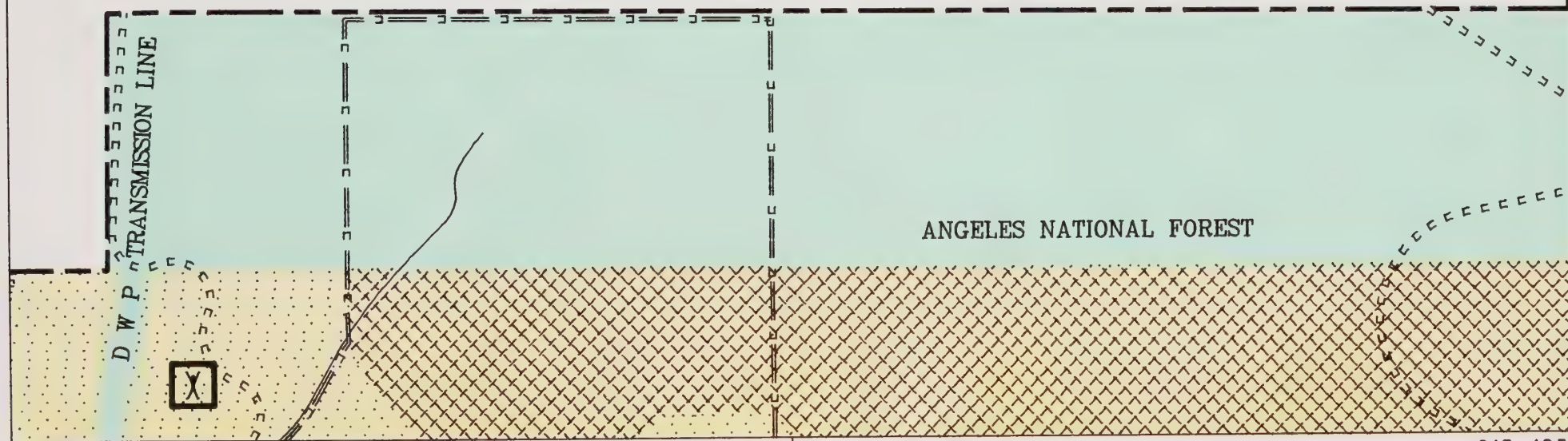


SEE MAP 213P181

SEE MAP 213P173

COUNTY OF LOS ANGELES

SEE MAP 213P189



COUNTY OF LOS ANGELES

ANGELES NATIONAL FOREST

DESIRABLE OPEN SPACE

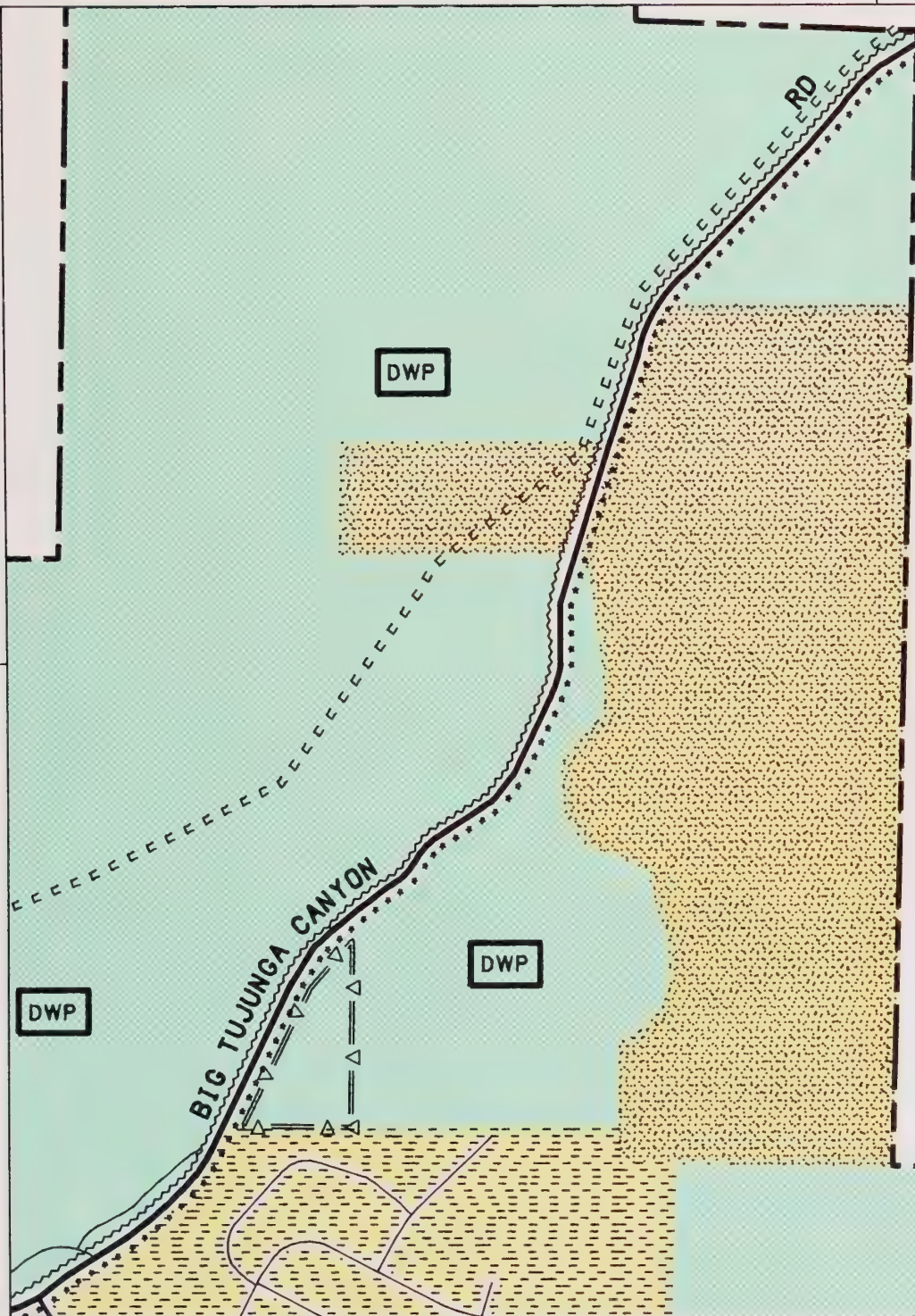
DWP

BIG TUJUNGA CANYON RD

SEE MAP 213P181

SEE MAP 213P197

SEE MAP 213P189



COUNTY OF LOS ANGELES

ANGELES NATIONAL FOREST

SEE MAP 213P205

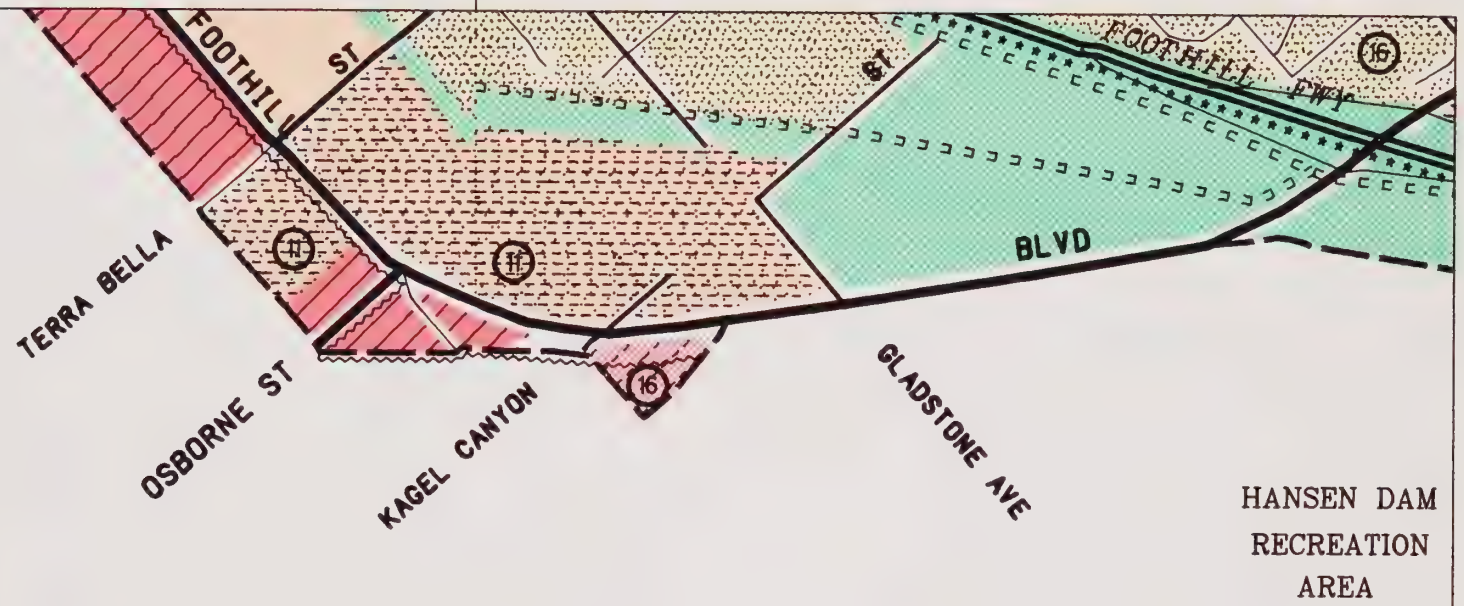
COUNTY OF LOS ANGELES

ANGELES NATIONAL FOREST

SEE MAP 213P205

COUNTY OF LOS ANGELES

ANGELES NATIONAL FOREST

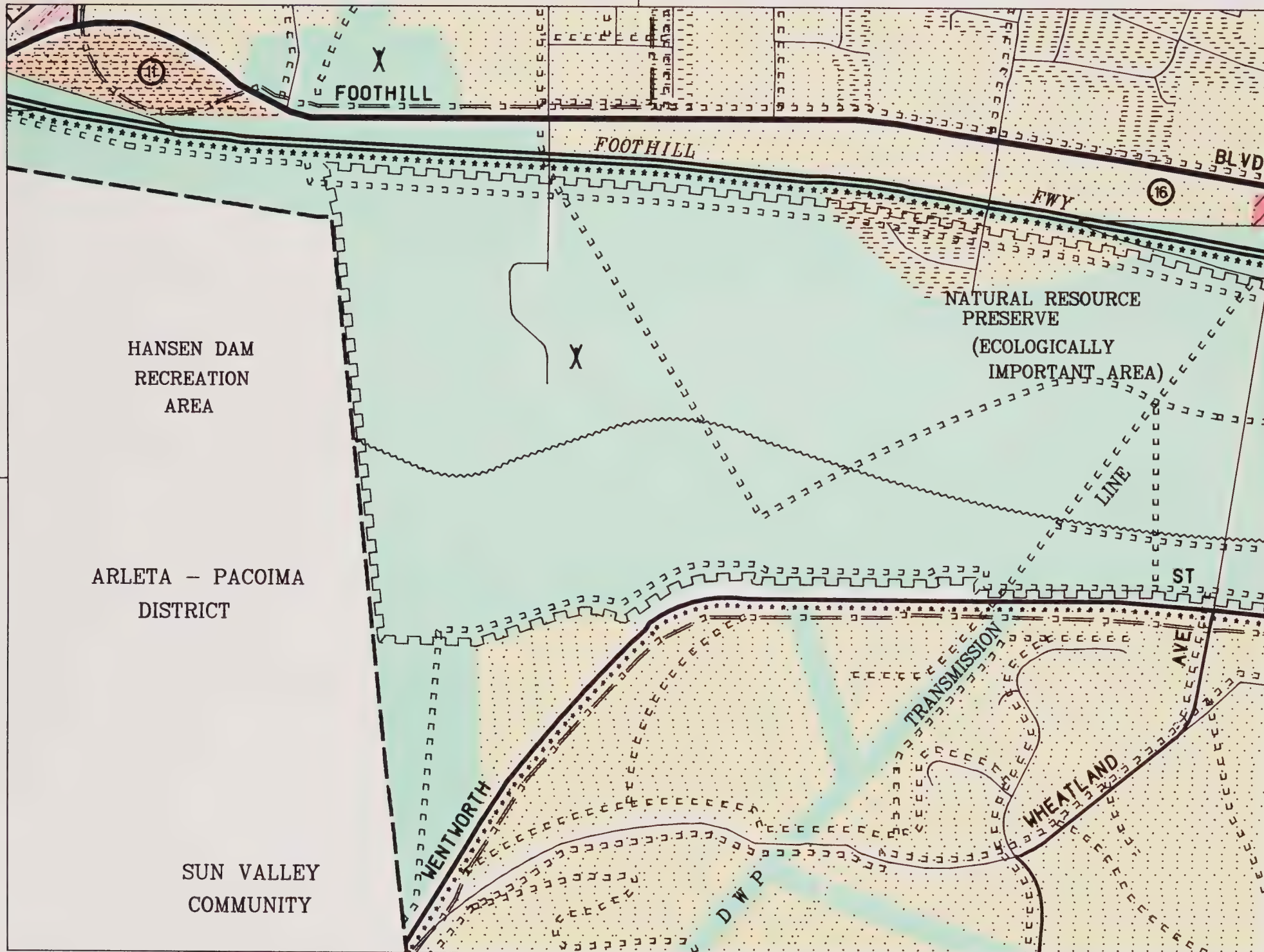


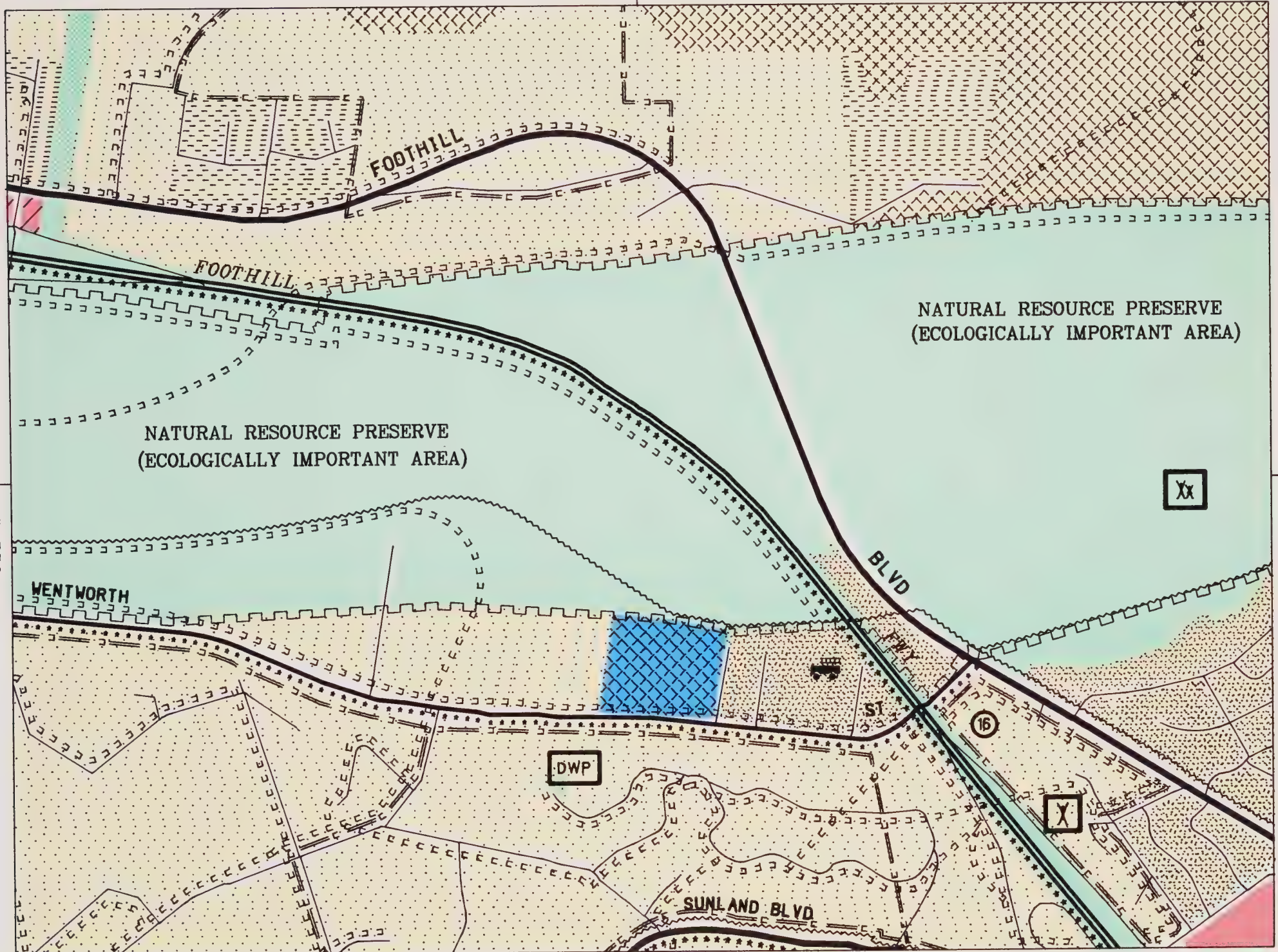
ARLETA - PACOIMA DISTRICT

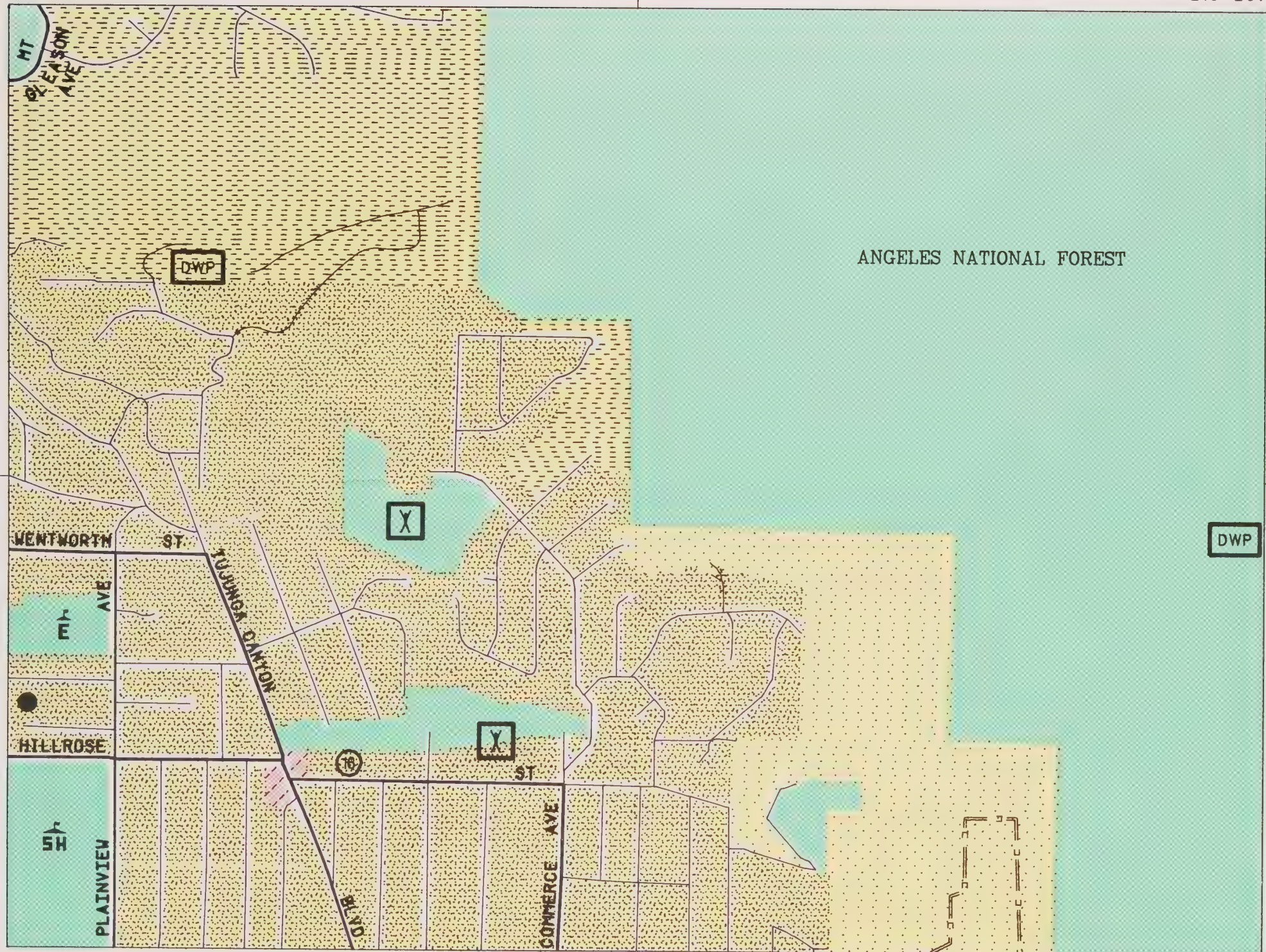
SEE MAP 207P173

SEE MAP 207P165

SEE MAP 207P181







ANGELES NATIONAL FOREST

DWP

SEE MAP 207P205

210-205

SEE MAP 213P205

207P205

210-209

ANGELES NATIONAL FOREST

DWP

DWP

CITY OF GLENDALE

SEE MAP 207P197

SEE MAP 207P213

207-205

SEE MAP 201P205

5/89 -ST

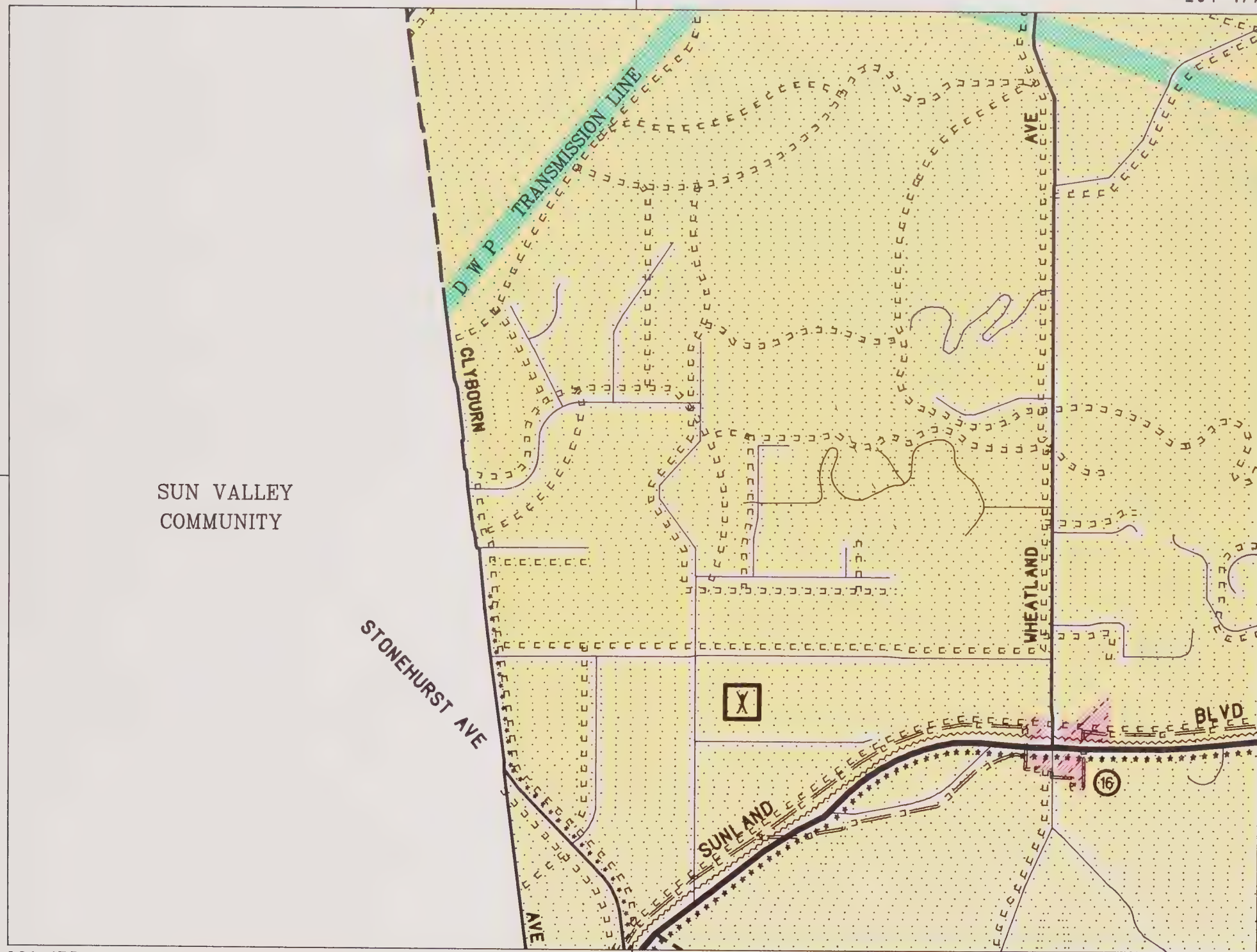
207-209

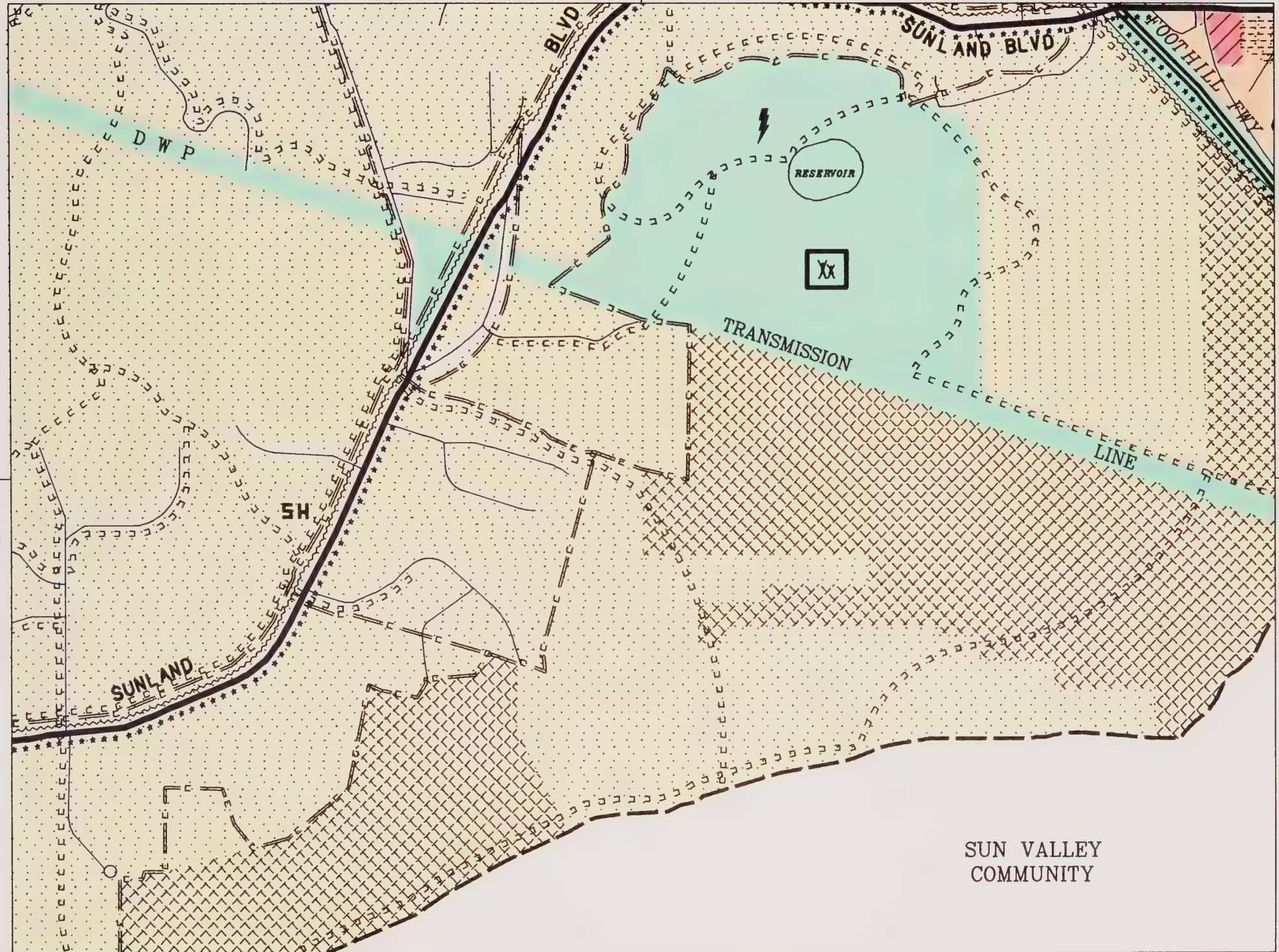
ANGELES NATIONAL FOREST

COUNTY OF LOS ANGELES

CITY OF GLENDALE

SEE MAP 207P205



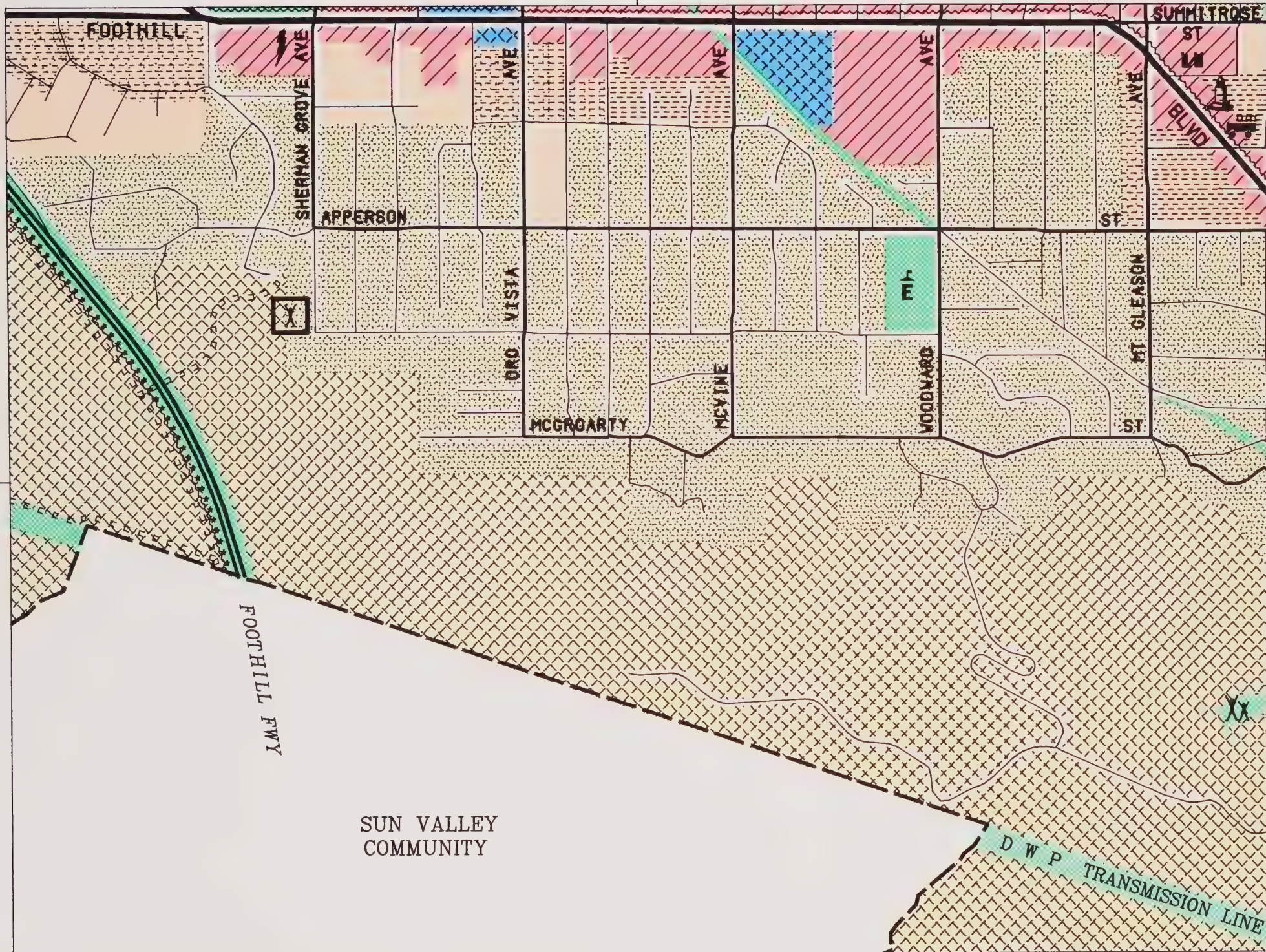


SEE MAP 201P173

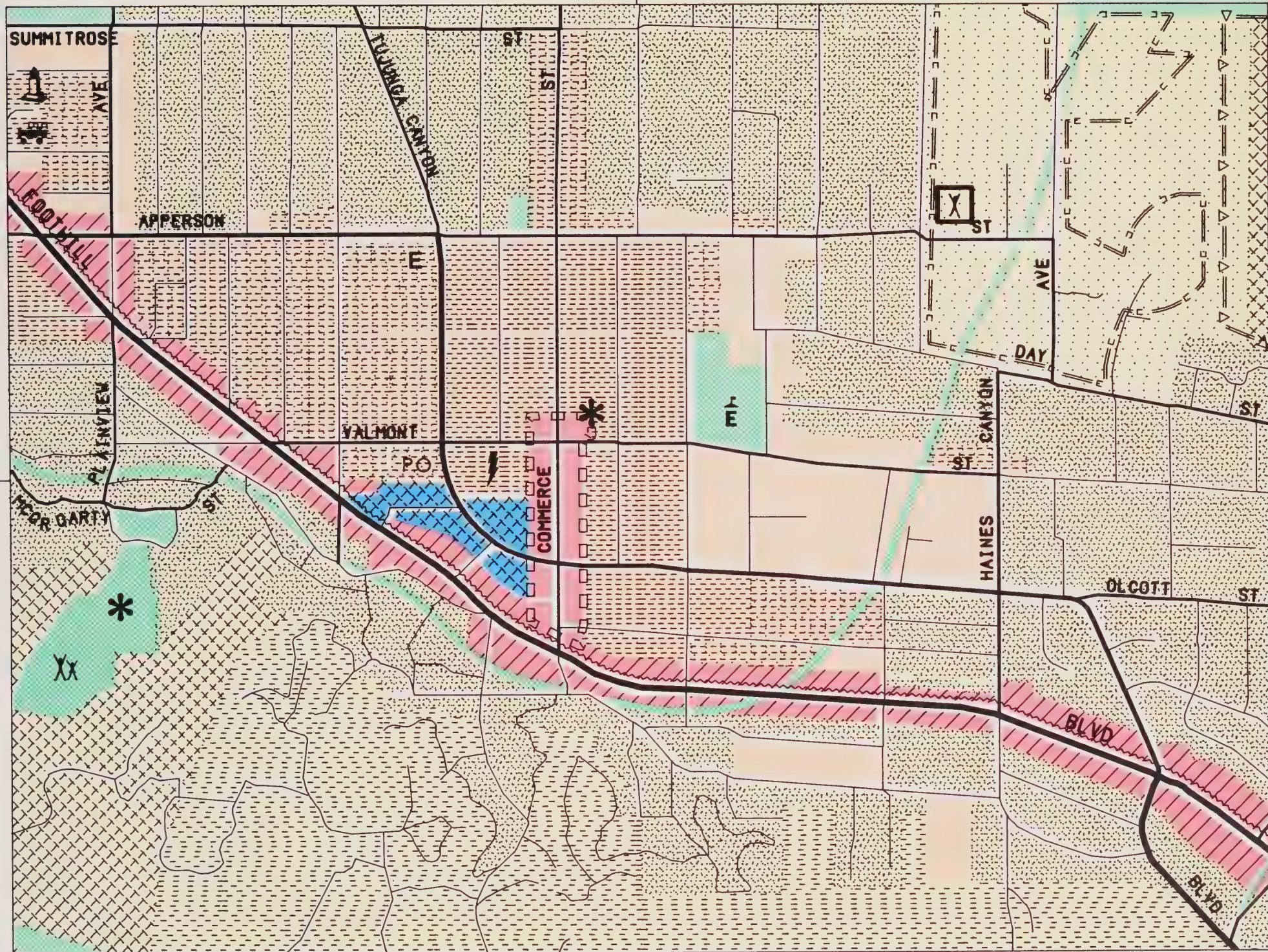
SEE MAP 201P189

SEE MAP 201P181

SEE MAP 201P197

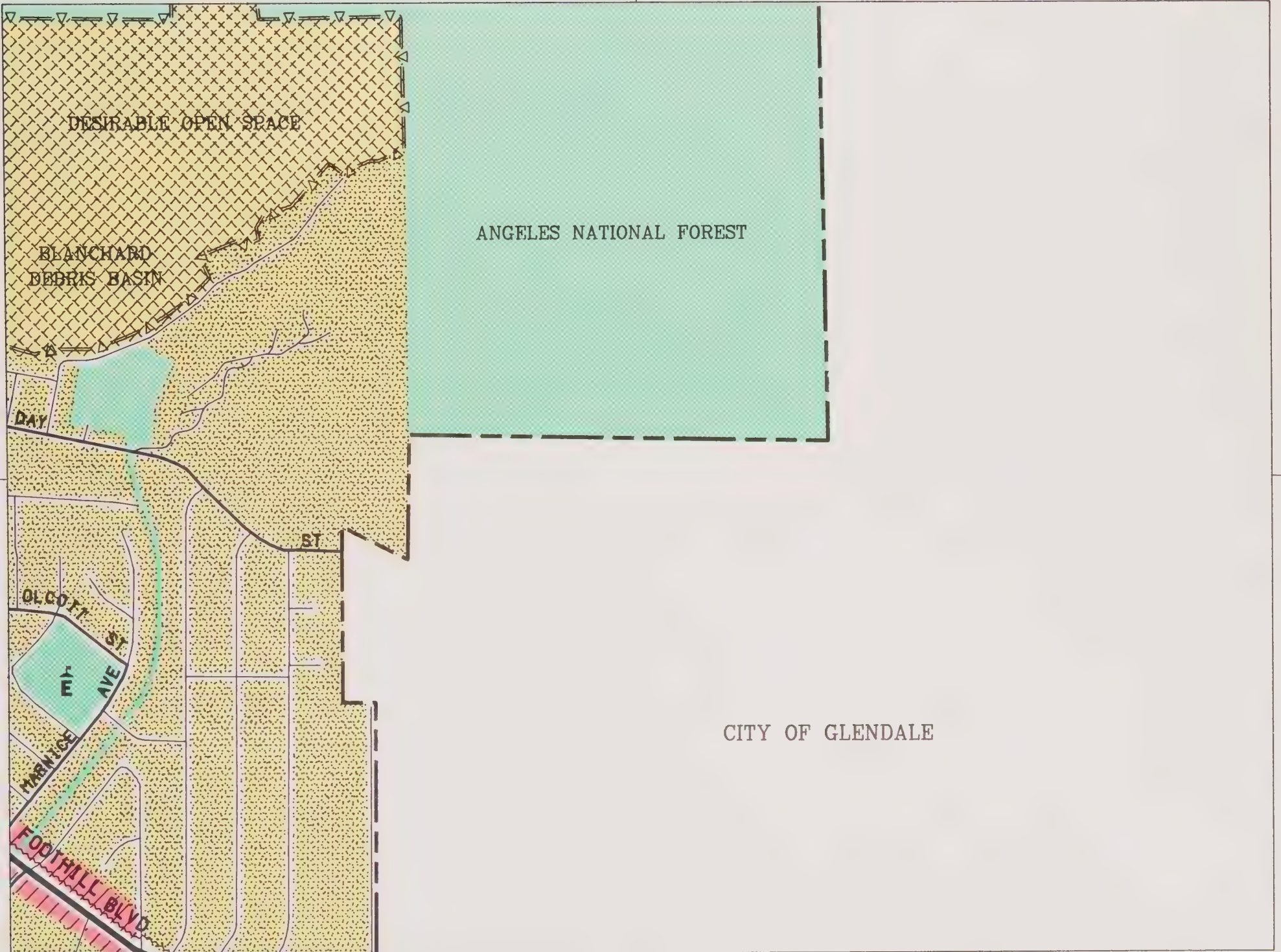


SEE MAP 201P189



SEE MAP 201P205

SEE MAP 201P197

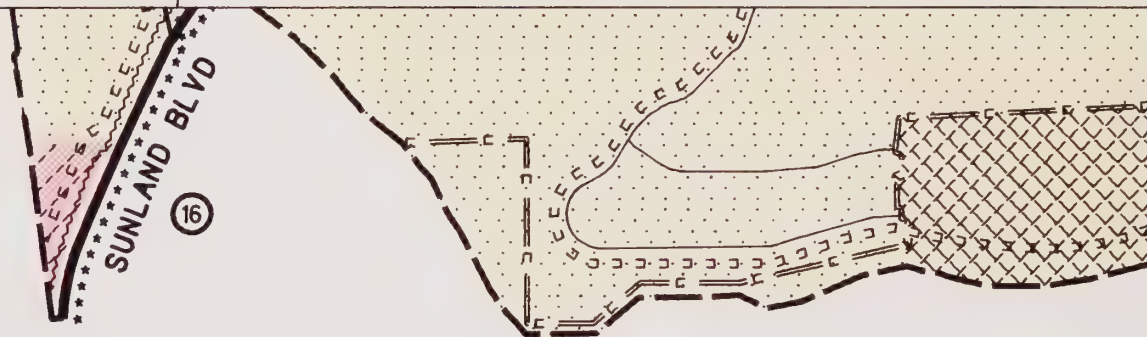


198-173

SEE MAP 201P173

195P173

198-177



SUN VALLEY
COMMUNITY

SEE MAP 195P181

195-173

5/89 -ST

195-177

198-181

SEE MAP 201P181

195P181

198-185

SEE MAP 195P173

SUN VALLEY
COMMUNITY

SEE MAP 195P189

195-181

SEE MAP 189P181

5/89 -ST

195-185



SUN VALLEY
COMMUNITY

FOOTHILL
FWY

LA TUNA CANYON
RD

DESIRABLE OPEN SPACE
(ECOLOGICALLY IMPORTANT AREA)

SEE MAP 195P181

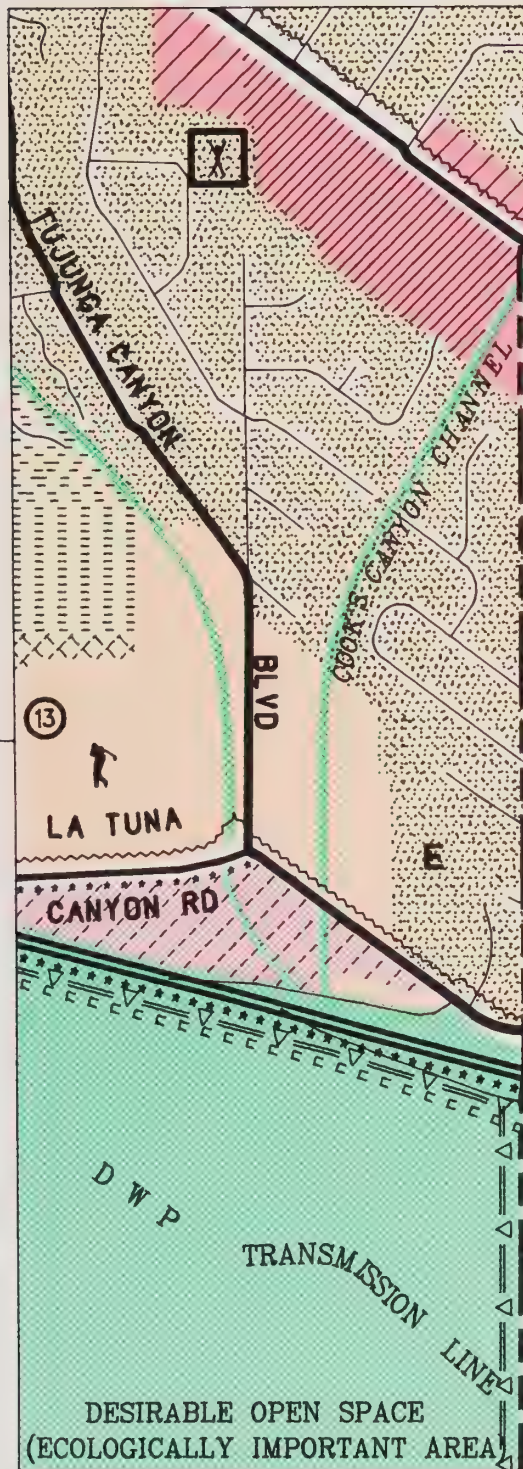
SEE MAP 195P197

SEE MAP 195P189



SEE MAP 195P205

SEE MAP 195P197



FOOTHILL BLVD

CITY OF GLENDALE

HONOLULU AVE

FOOTHILL FWY

192-181

SEE MAP 195P181

189P181

192-185

SUN VALLEY
COMMUNITY

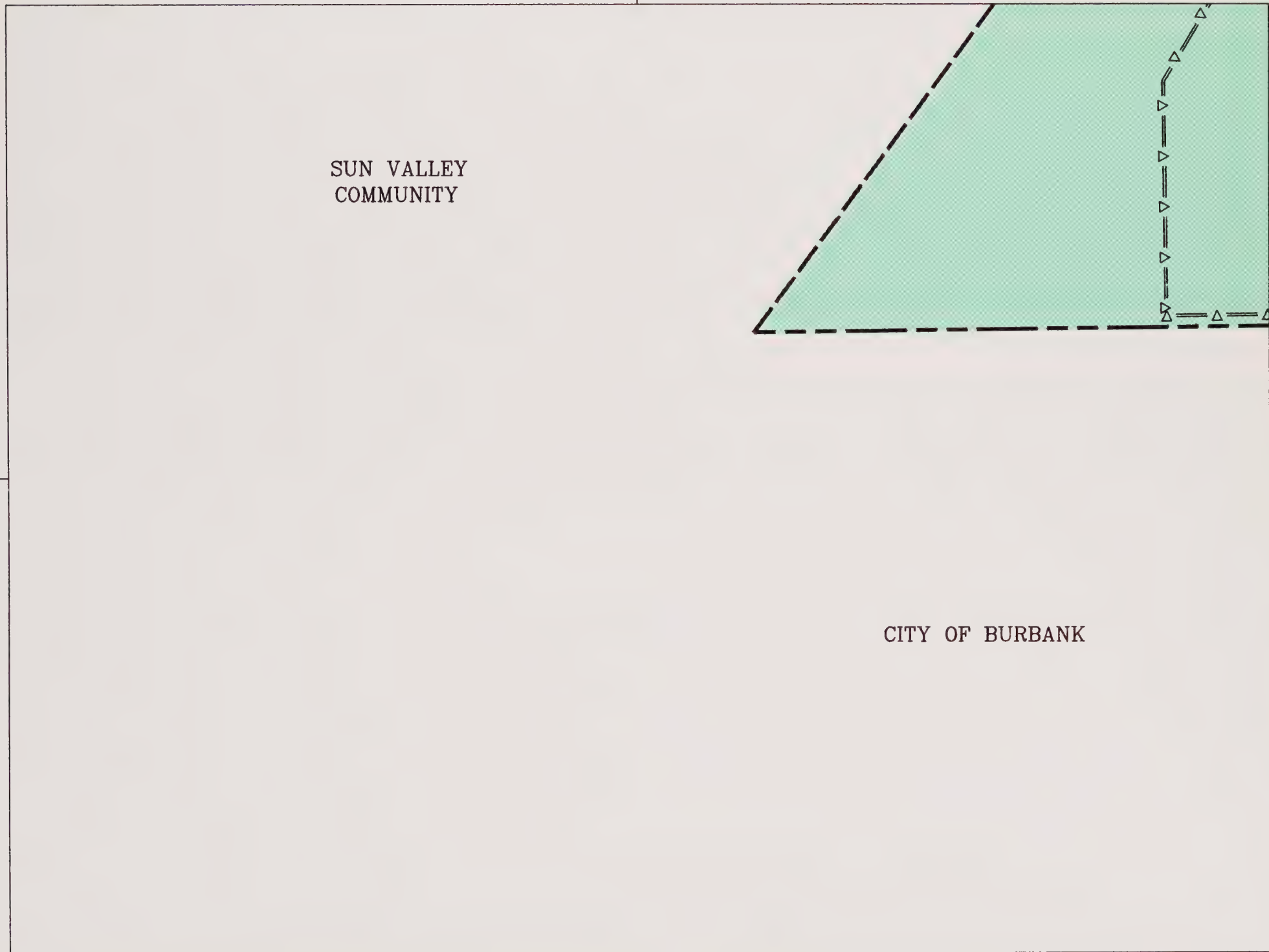
CITY OF BURBANK

189-181

5/89 -ST

189-185

SEE MAP 189P189



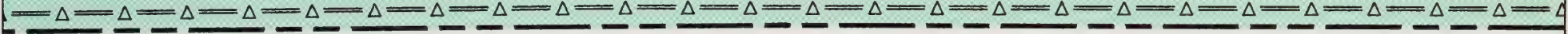
DESIRABLE OPEN SPACE
(ECOLOGICALLY IMPORTANT AREA)

CITY OF BURBANK

SEE MAP 189P181

SEE MAP 189P197

DESIRABLE OPEN SPACE
(ECOLOGICALLY IMPORTANT AREA)



CITY OF BURBANK

CITY OF GLENDALE

SEE MAP 189P189

SEE MAP 189P205

DESIRABLE OPEN SPACE
(ECOLOGICALLY IMPORTANT AREA)

CITY OF GLENDALE

SUNLAND-TUJUNGA-LAKE VIEW TERRACE-SHADOW HILLS DISTRICT PLAN

1. Boxed symbol denotes the general location of a proposed facility and does not designate any specific private property for acquisition. Such facility may be appropriately located within an area defined by the locational and service radius standards contained in the individual facility plans comprising the Service System Element of the General Plan.
2. Location of the Equestrian Trails are general and may be varied as required. Trails shown on private property are contingent upon approval of the property owners. The Plan does not intend that such property be purchased by the City
3. Gross acreage includes streets.
4. Hillside areas designated "Very Low I" or "Very Low II" density on the Plan Map contain limited areas of exceptionally steep topography which should be restricted to even lower densities. It is the policy of the Planning Commission that the Deputy Advisory Agency must consider lower densities, including "Minimum" density, when considering applications for development of such areas. Factors to be considered should include, but not be limited to: steepness of slope, amount of grading, soil stability, erosion, patterns, access, etc
5. Minimum density residential uses are permissible on privately owned open space
6. Desirable Open Space is land which possesses open space characteristics which should be protected and where additional development controls such as proposed in the Open Space Plan are needed to conserve such characteristics. These lands may be either public or privately owned.
7. Subdivision in hillside areas shall be designed in such a way as to preserve the steeper slopes as open space and to preserve the natural hillside views. The total density allowed over the entire ownership shall be clustered in the more naturally level portions of the ownership. Density in the clusters shall not exceed that permitted in the "Low Medium" density housing category.
8. Mt. Gleason Avenue north of Foothill Boulevard, Wentworth Street between Mt. Gleason Avenue and Tujunga Canyon Boulevard, Tujunga Canyon Boulevard between Wentworth Street and Apperson Street, and Mountair Avenue between Foothill Boulevard and La Tuna Canyon Road are designated "Modified Collector" streets and shall have roadways no greater than 50 feet in width.
9. Local streets are shown for reference only.
10. Bikeways are general in alignment and may be changed.
11. Density of these Lake View Terrace areas designated "Low Medium II" are limited to density no greater than that permitted in the RD2 Zone.
12. Sunland Boulevard should be limited to "Secondary Highway" standards.
13. Development should be limited to no greater than that permitted by the RD5 Zone and such development shall not take place prior to a period of three years after the adoption of this Plan.
14. Landfills and surface mining are prohibited in "Ecologically Important" areas during the life of this Plan.
15. Density is limited to that permitted by the RD6 Zone
16. It is not the intent of this plan that multiple residential zoning be permitted at this location.
17. When the use of property designated as "open space" (e.g. recreation, environmental protection, public school site) is proposed to be discontinued, the proposed use shall be approved by the appropriate decision-makers through a procedure similar to a conditional use. The decision-makers shall find that the proposed use is consistent with the elements and objects of the General Plan and may impose additional restrictions on the existing zoning as deemed necessary to assure that the proposed land use will be compatible with the land uses, zoning, or other restrictions of adjacent and surrounding properties, and consistent with the General Plan.
18. Development located between the Sunland-Tujunga-Lake View Terrace-Shadow Hills District Plan boundary line on the south, the Edison Power right-of-way on the northeast, and Sunland Boulevard on the northwest having a natural average grade of 2:1 or greater shall be limited to minimum density. There shall be no grading on principal ridgelines within said boundaries. Designation of principal ridgelines shall be determined by the advisory agency. This limitation is in addition to Plan land use designations.
19. Height District No. 1VL.
20. Height District No. 1L.
21. Existing mobilehome parks are consistent with the Plan. Future mobilehome parks shall be consistent with the Plan when developed in the RMP Zone

LAND USE

RESIDENTIAL

LOW DENSITY	CORRESPONDING ZONES	MULTIPLE FAMILY	CORRESPONDING ZONES
<div><div></div>MINIMUM</div>	A1,A2,RE40	<div><div></div>LOW MEDIUM I</div>	R2,RD6,RD5, RD4,RD3
<div><div></div>VERY LOW I⁴</div>	RE20,RA	<div><div></div>LOW MEDIUM II</div>	RD2,RD1.5
<div><div></div>VERY LOW II⁴</div>	RE15,RE11	<div><div></div>MEDIUM</div>	R3
<div><div></div>LOW</div>	RE9,RS,R1		

COMMERCIAL

<div><div></div>LIMITED¹⁹</div>	CR,C1,P
<div><div></div>HIGHWAY ORIENTED¹⁹</div>	CR,C1,C1.5, C2,P
<div><div></div>NEIGHBORHOOD^{19,20}</div>	CR,C1,C1.5, C4,C2,P
<div><div></div>COMMUNITY^{19,20}</div>	CR,C1,C1.5, C4,C2,P

INDUSTRIAL

<div><div></div>LIMITED</div>	MR1,M1,P
OPEN SPACE,PUBLIC/ QUASI-PUBLIC	
<div><div></div>OPEN SPACE^{5,17}</div>	

CIRCULATION

<div><div></div></div>	Scenic Freeway
<div><div></div></div>	Scenic Major Highway
<div><div></div></div>	Scenic Secondary Highway
<div><div></div></div>	Scenic Collector Highway
<div><div></div></div>	Major Highway
<div><div></div></div>	Secondary Highway
<div><div></div></div>	Collector Street ⁸
<div><div></div></div>	Local Street ⁹
<div><div></div></div>	Bikeway ¹⁰
<div><div></div></div>	Equestrian Trail ²

SPECIAL BOUNDARY

<div><div></div></div>	Natural Resources Preserve
<div><div></div></div>	Desirable Open Space ⁶
<div><div></div></div>	Commercial Area
<div><div></div></div>	Horsekeeping Districts

ADMINISTRATIVE BOUNDARY

<div><div></div></div>	Community Boundary
<div><div></div></div>	City Boundary

SERVICE SYSTEMS¹

SCHOOL SITES

<div><div></div></div>	Public Elementary School
<div><div></div></div>	Public Junior High School
<div><div></div></div>	Public Senior High School
<div><div></div></div>	Private School

SERVICE SYSTEMS¹

RECREATIONAL SITES

<div><div></div></div>	Neighborhood Park
<div><div></div></div>	Community Park
<div><div></div></div>	Public Golf Course

OTHER FACILITIES

<div><div></div></div>	Branch Administrative Center
<div><div></div></div>	Community Library
<div><div></div></div>	Fire Station
<div><div></div></div>	Health Center/Medical Facility
<div><div></div></div>	Landfill Site
<div><div></div></div>	Water Tank
<div><div></div></div>	Cultural and Historical Site
<div><div></div></div>	P.O. Post Office
<div><div></div></div>	Water and Power Property
<div><div></div></div>	Power Distribution Station

NOTES:

<div><div></div></div>	Proposed ¹
------------------------	-----------------------



SUMMARY OF LAND USE

LAND USE

RESIDENTIAL DENSITY	Dwelling Units ³ Per Gross Acre	Corresponding Zones	SINGLE FAMILY RESIDENTIAL		
Minimum	0.5 to 1	A1,A2, RE40	Acres	6,900	
Very Low I ⁴	1+ to 2	RE20, RA	% of Total Area	56	
Very Low II ⁴	2+ to 3	RE15, RE11	Dwelling Unit Capacity	20,677.9	
Low	3+ to 7	RE9, RS, R1	Population Capacity	58,222	TOTAL RESIDENTIAL
Low Medium I	7+ to 12	R2, RD6, RD5, RD4, RD3			Acres
Low Medium II	12+ to 24	RD2, RD1.5	MULTIPLE FAMILY HOUSING		% of Total Area
Medium	24+ to 40	R3	Acres	313	Dwelling Unit Capacity
			% of Total Area	2.6	Population Capacity
			Dwelling Unit Capacity	11,405	
			Population Capacity	16,239	
COMMERCIAL					TOTAL COMMERCIAL-PARKING
Limited		CR, C1, P ¹⁹	LIMITED		Acres
Highway Oriented		CR, C1, C1.5, C2, P ²⁰	Acres	53	181
Neighborhood		CR, C1, C1.5, C4, C2, P ²⁰	% of Total Area	0.4	% of Total Area
Community		CR, C1, C1.5, C4, C2, P ²⁰	HIGHWAY ORIENTED		
			Acres	88	
			% of Total Area	0.7	
			NEIGHBORHOOD OR COMMUNITY		
			Acres	40	
			% of Total Area	0.3	
INDUSTRIAL					TOTAL INDUSTRIAL-PARKING
Limited		MR1, M1, P	LIMITED		Acres
			Acres	47	47
			% of Total Area	0.4	% of Total Acres
OPEN SPACE 5, 17					TOTAL OPEN SPACE
					Acres
					% of Total Area
					TOTAL ACRES
					12,129
			LUSUM1/A021,01/21/90		

FOOTHILL BOULEVARD CORRIDOR SPECIFIC PLAN

A portion of the Sunland-Tujunga-Lake View Terrace-Shadow Hills Plan

Table of Contents

1. Summary of Provisions
2. Subject Index
3. Annotated Table of Contents
4. Specific Plan Ordinance
5. Administrative Responsibilities

250MISC(061196)

Part 1

FOOTHILL BOULEVARD CORRIDOR SPECIFIC PLAN Ordinance No. 170,694 Effective October 27, 1995

SUMMARY OF PROVISIONS

Affected Projects

The Specific Plan regulates Projects, Significant Projects and Signs.

A Project is defined as the construction, erection, structural alteration of, or addition to, any building or structure which requires the issuance of a building permit or a change of use permit. A Project does not include interior remodeling, nor single-family dwellings.

A Significant Project is defined as a new building or structure, or a Project, in which the value of work during a 12-month period exceeds 50 percent of its replacement value.

Plan Approval

Plan Approval is required in a Major Activity Area or Target Area. Plan Approval is not required for signs. A Project with a still-valid discretionary approval is exempt from Plan Approval.

A Notice of Application and pending determination shall be mailed to property owners within a 100-foot radius and shall provide them an opportunity to present comments.

A Plan Approval shall be issued by Director of Planning, making required findings, and is appealable to the City Planning Commission and to the City Council. Filing fee is set forth in Code.

General Provisions

Roof mechanical equipment and duct work shall be screened.

Night lighting and floodlighting are regulated.

Trash/garage areas shall be screened.

For Significant Projects, driveway access to Foothill Boulevard and Commerce Avenue is prohibited where there is an alley or side street, except for an automotive fueling station and outside of Major Activity Area No. 3, or where an exception is obtained.

Nonconforming landscape shall comply with landscape provisions by October 27, 2000.

A Significant Project which is an automobile repair business, fueling/service station, or laundry shall provide landscaping at a minimum of 4% of lot area. Exception may be granted where required parking would be reduced or tandem parking increased.

Landscape shall comply with the Citywide landscape ordinance (Ord. No. 170,978) and as follows:

- ° Artificial plants prohibited; drought-tolerant plant materials encouraged
- ° Watering system to be designed to conserve water
- ° Landscape with a variety of plants
- ° Entrance to courtyards and walkways to be landscaped (softscaped)
- ° Surface parking (interior) shall be 7% softscaped, with 1 shade tree per 4 parking spaces (50% evergreen, 24" box in size); planting medians are subject to design standards
- ° Surface parking (perimeter) shall provide a 3-foot wide softscape with a 3-foot high wall or berm
- ° Above-grade parking shall be screened from public streets and residences.

Articulation and architectural detail is required for wall or fence within 50 feet of front yard setback.

Multiple-family Residential Provisions

New residential construction in commercial zones is restricted to Target Areas. Mixed commercial/residential use development is restricted to Target Areas and Major Activity Areas.

Yards abutting Foothill Boulevard shall be a minimum of 15 feet.

Open space shall be provided as follows:

- ° Minimum 100 square feet per dwelling unit
- ° Rear and side yards and other areas may be included
- ° Private patios, enclosed yards and recreation rooms may be included at specified levels.
- ° Common open space shall be a minimum of 400 square feet, of which 50% may be hardscape.
- ° Active recreation areas shall be located away from adjacent single-family uses.

New residential buildings outside of Major Activity Areas shall not exceed 33 feet in height. In Major Activity Areas, buildings may be 45 feet in height where the first floor is set back 15 feet and additional floors are set back 10 feet from the floor below. Exception to height limitations is provided where the elevation at grade of the adjoining property is more than five feet higher.

Parking is required at 2 parking spaces per dwelling unit, plus guest parking at 1/2 space per dwelling unit or guest room. A Significant Project requires bicycle parking at 1/2 space per dwelling unit.

The minimum walkway width for a Significant Project on a site 150 feet or more in width is 10 feet in width per 50 feet of lot width, for a depth of 50 feet.

Street dedication and improvements for Significant Projects shall be completed prior to the issuance of a Certificate of Occupancy. Street trees are required at a ratio of 1 tree per 30 lineal feet of street frontage.

Regulations are specified for:

- ° Balconies adjacent to single-family uses planned for single-family use
- ° Height of 13.5 feet vertical clearance for parking structure entrances
- ° Guest parking behind security gates.

Commercial and Industrial Provisions

Specified land uses are prohibited. New construction of automobile repair businesses is restricted to Automotive Repair Malls. In a multi-level parking structure, where there is parking on the first story, 70% of the frontage of the first story adjoining a public street shall contain specified uses.

In Major Activity Area No. 3, Commercial and Artcraft District uses are permitted; 70% of the ground floor frontage of property fronting on Commerce Avenue, Foothill Boulevard, or Tujunga Canyon Boulevard is restricted to pedestrian-oriented uses upon change of use; and drive-through uses are prohibited.

Significant Projects on lots 100,000 square feet or greater shall provide street furniture within the setback area. Any rooftop patio area must be set back 10 feet from the exterior wall of the level below.

Height is limited to 33 feet outside Major Activity Areas. In Major Activity Areas, height is limited to 45 feet, except where abutting a single-family residential zone, Foothill Boulevard, Commerce Avenue, or Tujunga Canyon Boulevard, where the height shall be stepped back a minimum of 10 feet from the story immediately below. Exception is provided where the elevation at grade of the adjoining property is more than five feet higher. Unoccupied architectural features may extend 10 to 15 feet above height limit, as specified.

Bicycle parking shall be provided at 1/2 bicycle parking space for each 10 required vehicle parking spaces.

Street trees shall be planted at a ratio of 1 tree per 30 lineal feet of street frontage.

Strip commercial centers along Foothill Boulevard require articulation of facade.

Projects shall incorporate walkways, which shall include decorative paving.

Sign Regulations

Sign regulations of the Specific Plan are administered by the Department of Building and Safety. Among the signs prohibited are new off-site commercial signs, projecting signs and roof signs. Certain signs are exempted from regulation including temporary signs, construction signs, murals, and store hour signs.

Maximum size of signs is 75 square feet, except where abutting an alley. The maximum number of signs of any type is three.

Permitted as regulated are: window signs, wall signs, monument signs, pole signs, awning signs, and window signs. Amortization regulations are also included for nonconforming signs.

250FBC1 (061196)

Part 2

FOOTHILL BOULEVARD CORRIDOR SPECIFIC PLAN
Ordinance No. 170,694
Effective October 27, 1995

SUBJECT INDEX

<u>SUBJECT</u>	<u>PAGE</u>
Access	4-3
Appeals	4-3,11
Application	4-10
Automobile repair business	4-3,7
Automobile fueling/service station	4-3
Automotive Repair Mall	4-1,7
Balconies	4-6
Bicycle parking/racks	4-6,7,8
Buffering	4-4
Circulation	4-3
Commercial uses, provisions	4-7
Definitions	4-1
Design provisions	4-3
Commercial/industrial	4-8
Residential	4-6
Development provisions	4-7
Commercial/industrial	4-5
Residential	4-5
Ground Floor frontage	4-7
Guidelines Manual	4-3,6,10
Height	
Commercial/industrial	4-7
Residential	4-5
Industrial provisions	4-7
Landscape	4-2,3,4
Automobile repair business	4-3
General	4-4
Nonconforming	4-3
Parking lots, structures	4-4
Maintenance	4-4
Major Activity Areas	4-2,5,7,10
Major Activity Area No. 3	4-3,7,9
Mixed commercial/residential	4-5
Multiple-family residential	4-5
Open Space	4-5

<u>SUBJECT</u>	<u>PAGE</u>
Parking	
Guest	4-6
Landscape	4-4
Structures	4-6,7
Parking ratios	
Bicycle	4-6,8
Dwelling unit	4-5
Exceptions	4-4
Guest	4-6
Pedestrian linkages	
Commercial/industrial	4-8
Residential	4-6
Plan Approval, Modification	4-3,10,11
Application, fees, notice	4-10
Review, findings	4-11
Appeal	4-11
Procedures	4-10
Project, definition of	4-2
Residential development	4-5
Rooftop patios	4-7,10
Severability	4-11
Significant Project	4-2,3,7
Signs	4-8,10
Exemptions	4-8
Maximum size	4-9
Nonconforming	4-10
Number, total	4-9
Prohibited	4-8
Signs types	4-9
Awning	4-9
Marquee	4-9
Monument	4-9
Off-site	4-8
Pole	4-9
Projecting	4-8
Sandwich	4-8
Village pedestrian	4-3,8
Wall	4-8,9
Window	4-9
Specific Plan exceptions	4-3,10
Access	4-3
Exceptions (exemptions)	4-3
Height	4-5,7
Landscape	4-3,4
Street dedication/improvement	4-6
Street dedication and improvement	4-6
Street trees	4-6
Target Areas	4-2,5,10
Trees (see also street trees)	4-4,8
Walkways (see pedestrian linkages)	

250FBC2 (061196)

Part 3

FOOTHILL BOULEVARD CORRIDOR SPECIFIC PLAN
Ordinance No. 170,694
Effective October 27, 1995

ANNOTATED TABLE OF CONTENTS

<u>PROVISION</u>	<u>HIGHLIGHTS</u>	<u>SECTION</u>
Requirements		5
	Plan Approval required in Major Activity Area or Target Area	5A
	Plan Approval/Modification	5B
	Exceptions (exemptions)	5C
	Guidelines Manual	5D
General Provisions		6
Design for buildings	Roof mechanical equipment, duct work; night lighting; floodlighting; trash/garage areas	6A
Access and circulation	Driveway access to Foothill Blvd. and Commerce Ave. prohibited for significant project, with exceptions	6B
Landscaping	(including nonconforming landscape)	6C
	Automobile repair business, fueling/service station, laundry	6C1
	Exception where parking reduced or tandem parking increased	6C2
	Provisions pending adoption of Citywide landscape ordinance (Ord. No. 170,978)	6C3
Buffering	Landscape screening, fencing, or walls where building demolished	6D
	Articulation, detail for wall or fence within 50 ft. of front yard setback	

<u>PROVISION</u>	<u>HIGHLIGHTS</u>	<u>SECTION</u>
Multiple-family Residential Provisions		7
Land use limitations	New residential in commercial zones restricted to Target Areas	7A
	Mixed commercial/residential use restricted to Target Areas and Major Activity Areas	
Development provisions		7B
	Residential front yards abutting Foothill Blvd.: 15 ft. minimum	7B1
	Open space requirements, in common and/or private area	7B2
	Height: 33 ft. outside and 45 ft. within Major Activity Areas	7B3
	Off-street parking: 2 spaces plus 1/2 space guest parking per dwelling unit	7B4
	Pedestrian linkages (walkways)	7B5
	Street dedication and improvement; Exceptions; Street trees	7B6
Design Provisions	Buildings: balconies and parking entrances	7C
	Guest parking behind gates	
Commercial and Industrial Provisions		8
Land use		8A
	Prohibited uses	8A1
	Limited uses: auto repair; Major Activity Area No. 3; parking structures	8A2

<u>PROVISION</u>	<u>HIGHLIGHTS</u>	<u>SECTION</u>	<u>PROVISION</u>	<u>HIGHLIGHTS</u>	<u>SECTION</u>
Development provisions		8B	Plan Approval thresholds		10B
	Amenities: street furniture; rooftop patio area setback	8B1		Required in Major Activity Areas and Target Areas	10B1
	Height: 33 ft., outside and 45 ft. within Major Activity Areas (with setbacks)	8B2		Not required for signs	10B2
	Bicycle parking	8B3		Specific Plan exception required where use is prohibited	10B3
	Street trees: 1 tree per 30 feet of street frontage	8B4		Exempt where still-valid discretionary approval exists	10B4
Design provisions	(including Guidelines Manual)	8C	Application	Fees and notice	10C
	Buildings: commercial facades articulated; no window bars	8C1	Plan Approval	(including findings)	10D
	Pedestrian linkages	8C2	Duration of Plan Approval	Modification of approved plans	10E
	Industrial uses to be enclosed	8C3	Appeal procedure		10F
Sign regulations		9	Severability		11
	Prohibited signs	9A			
	Exemptions	9B			
	Maximum sizes	9C			
	Number of signs	9D			
	Wall signs	9E			
	Monument signs	9F			
	Pole signs	9G			
	Awning signs	9H			
	Window signs	9I			
	Amortization	9J			
Specific Plan Implementation		10			
Plan Approval procedures		10A			

250FBC3 (061196)

Part 4

FOOTHILL BOULEVARD CORRIDOR SPECIFIC PLAN

Ordinance No. 170,694

Effective October 27, 1995

An ordinance establishing a Specific Plan for the Foothill Boulevard Corridor.

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:

Section 1. ESTABLISHMENT OF THE SPECIFIC PLAN

The City Council hereby establishes the Specific Plan applicable to the area of the City of Los Angeles as shown upon the attached maps. The Specific Plan boundary is shown within the shaded area on the attached Map No. 1. Major Activity Areas are shown on the numbered shaded areas of Map No. 2. Target Areas are shown on the numbered shaded areas of Map No. 3.

Section 2. PURPOSES

The Foothill Boulevard Corridor shall function as a vibrant commercial area with multiple-family housing opportunities. It is the purpose of this Specific Plan to ensure that land uses and development in the area occur in a manner that is compatible with or complements the surrounding community. The following purposes, as specifically implemented by the provisions in this Specific Plan, shall guide the development within the Foothill Boulevard Corridor:

- A. To ensure that future development in the area occurs in a manner that is environmentally sensitive, considering existing topography, surrounding low-density residential, capacity of the street and circulation system, and scenic views of the local mountains.
- B. To enhance future commercial development of the Foothill Boulevard Corridor by establishing coordinating and comprehensive standards for parking, vehicle and pedestrian circulation, outdoor storage, building height, building design, building mass, landscape, and signs.
- C. To enhance multiple-family development in the area by establishing coordinated and comprehensive standards for parking, vehicle circulation, building height, building design, building mass, open space, landscape, and street improvements.
- D. To create a vibrant commercial environment along Foothill Boulevard and Commerce Avenue by encouraging appropriate uses, building design, landscaping, screening of unsightly views, minimizing uninteresting blank walls, and proper site designs.
- E. To promote safe and convenient vehicular circulation.

- F. To prevent traffic circulation problems in the area by ensuring street improvements and parking for multiple-family housing where existing infrastructure is inadequate.
- G. To preserve, to the maximum extent feasible, cultural resources, architecturally significant or community related landmarks.
- H. To provide guidelines for review and approval of landscape and exterior of buildings and structures.
- I. To create a more unified appearance in buildings and signs.
- J. To implement procedures for Plan Approval within the Specific Plan which will encourage good professional site planning and design practices, quality exterior design, and better appearance to improve the community.
- K. To protect the community from the adverse effects of poor planning and design.
- L. To promote the general welfare of the community.

Section 3. RELATIONSHIP TO PROVISIONS OF THE LOS ANGELES MUNICIPAL CODE

- A. The regulations of this Specific Plan area in addition to those set forth in Chapter 1 of the Los Angeles Municipal Code (hereinafter "Code") and do not convey any other rights not otherwise granted under such other provisions, except as specifically provided herein.
- B. Whenever this Specific Plan contains provisions which have different design, landscaping requirements, or parking requirements, different commercial land uses, building heights, sign provisions or other provisions which differ from those provisions contained in Chapter 1 of the Code, the most restrictive provisions shall prevail.
- C. Notwithstanding Section 3B, in the event of conflicts between provisions of this Specific Plan of existing "Q" and "T" conditions, "D" development limitations, or "F" funded improvements classifications imposed upon previously approved projects, the above-referenced conditions, development limitations, or funded improvement classifications shall prevail.

Section 4. DEFINITIONS

The following words, whenever used, shall be construed as defined herein. Words and phrases not defined herein shall be construed as defined in Sections 12.03 and 91.6203 of the Code.

Automotive Repair Mall. A unified development with two or more automotive repair businesses. For the purpose of this Specific Plan, a unified development is:

- (a) a combination of functional linkages, such as pedestrian or vehicular connections which,

- (b) in conjunction with common architectural and landscape features, constitutes distinctive design elements of the development, and
- (c) when the development is viewed from adjoining streets, appears to be a consolidated whole.

Director. The Director of Planning of the Department of City Planning or his/her designee.

Discretionary Approval. An approval initiated by application of a property owner or representative thereof which requires the exercise of judgment, deliberation or a decision on the part of the City, including any board, Commission, or department and any officer or employee thereof, related to the use of land including, but not limited to:

- (a) zone change
- (b) height district change
- (c) supplemental use district
- (d) conditional use approval
- (e) use, area or height variance, slight modification or permits granted pursuant to the additional authority of the Zoning Administrator
- (f) parcel map
- (g) tentative tract map
- (h) site plan review
- (i) development agreement
- (j) commercial corner development pursuant to Section 12.27 I 8 of the Code
- (k) density bonus greater than the minimum required pursuant to Government Code Section 65915
- (l) exception from a geographically specific plan.

Financial Services. Services, including but not limited to, those typically offered by banks, savings and loans, thrift associations, real estate offices, insurance companies and offices, brokerage firms, escrow offices, title insurance companies and financial advisors.

Ground Floor. That floor level of a building within three vertical feet of the ground level. For the purpose of this Specific Plan, ground level is the elevation along the public sidewalk that is closest to the building.

Landscape. The use of softscape, hardscape, and waterscape. Softscape is plant material such as shrubs, trees, ground cover, lawn, planter boxes or flowers. Hardscape consists of the following: stamped concrete, tile and/or brick pavers or other decorative materials. Waterscape consists of fountains, ponds, swimming pools, and other water features.

Major Activity Areas. Four subproject areas representing core areas with existing vibrant commercial activity as identified in the numbered shaded areas of Map No. 2.

Marquee Sign. A sign attached to or constructed on a marquee.

Neighborhood Retail. Retail sale of goods needed by residents and employees in the area on a regular basis, including: art gallery, art supplies, athletic/sporting goods, bakery, books and/or cards, bicycle sales and repairs, clock or watch sales

and repairs, jewelry stores, computer sales and repair, stationery and office supply stores, drug stores, fabrics and dry goods, florist, food and grocery stores including supermarkets, delicatessens, hardware, household goods and small appliances, infant and children's clothing, photographic equipment and repairs, toys, and other similar retail items as determined by the Director or his/her designee.

Neighborhood Services. Services used by residents and employees in the area on a regular basis, including: barber shops, beauty parlors, blueprinting, copy and print shops, child care facilities, clubs and lodges, bridge clubs, fraternal and religious associations, dressmaking, dry cleaners, financial services, laundries and laundromats, locksmiths, opticians, physicians, photographers, shoe repair, tailor and other similar services as determined by the Director or his/her designee.

Open Storage. The covered or uncovered ground level portion of a business operation which is not completely enclosed within a building or structure and is used to store items for purchase or repair, or is used for tools of trade. The term does not apply to nurseries, flower stores, auto sales or other uses as determined by the Director or his/her designee.

Personal Services. Services offered to the public related to home, health, or family such as dry cleaners, shoe repair, pharmacy and the like, but not including financial-oriented services.

Project. The construction, erection, structural alteration of, or addition to, any building or structure, including architectural projections attached to the exterior walls or roof structures, which requires the issuance of a building permit or a change of use permit on a lot located in whole or in part within the Specific Plan area. A Project does not include interior remodeling of a building which does not increase the floor area, or single-family dwellings.

Sandwich Sign. A portable sign consisting of two sign faces, which connect at the top and extend outward at the bottom of the sign.

Significant Project. New buildings or structures or a Project in which the aggregate value of the work in any twelve month period exceeds 50 percent of the replacement value of the existing building. The valuation shall be determined by the Department of Building and Safety.

Target Areas. Four subproject areas as identified on the numbered shaded areas of Map No. 3 of this Specific Plan, representing locations where residential development is allowed in commercial zones.

Unoccupied Tower. A structure attached to a building which is solely an architectural feature, which is taller than its diameter, and which is designed so that it may not be occupied by individuals, goods, materials or equipment, and is not used for warehousing or office purposes. Any area contained within the exterior walls of the unoccupied tower shall not be calculated as part of the floor area of the building to which the tower is attached.

Village Pedestrian Sign. A sign which is attached to a wall or to the underside of an awning or marquee with one or two sign faces perpendicular to the face of the building and which identifies a use or service exclusively or primarily by symbol. Any use of lettering shall be limited to a maximum of 30 percent of the sign area.

Section 5. REQUIREMENTS

A. No Project shall be issued a building permit unless it is first determined by the Department of Building and Safety to be in compliance with the Specific Plan. In addition, Projects located in a Major Activity Area, or a Target Area, shall first obtain a Plan Approval from the Director.

B. Plan Approval/Modification

The Director shall have the authority to issue approval of a Project within Major Activity Areas, or Target Areas, as well as for modifications of approved plans or materials before the issuance of a building permit or certificate of occupancy. Exceptions to this Specific Plan may be granted pursuant to the procedures set forth in Section 11.5.7 D of the Code. The authority to interpret this Specific Plan is given to the Director of Planning. A determination by the Director may be appealed to the City Planning Commission pursuant to Section 17.06 of the Code whose determination is thereafter appealable to the City Council.

C. Exceptions

The provisions of this section shall not apply to:

1. Any Project involving replacement of an earthquake hazardous building demolished as a result of enforcement of the Earthquake Safety Ordinance (Division 88, Article 1, Chapter IX of the Code).
2. Any Project for which a building permit is required: a) in order to comply with an order issued by the Department of Building and Safety to repair an unsafe or substandard condition, or b) in order to rebuild as a result of destruction by fire, earthquake, or other natural disaster.
3. Any Project which has obtained a still-valid discretionary land use approval from the City prior to the effective date of this ordinance, and which approval also considered height, mass, and design.
4. Any Project involving a structure which is designated on the National Register of Historic Places or State or City list of historical or cultural monuments.

D. Guidelines Manual

The Planning Department shall draft additional guidelines to be included in the Guidelines Manual that may include illustrations, interpretations, standards or policies, and may address color, materials, texture, and/or design of features

including but not limited to exterior building facades, signs, street furniture, trash containers, landscape, traffic direction and parking information signs. These guidelines shall be considered by the Director in acting on Plan Approvals and Modifications and in issuing interpretations. Modified guidelines shall be presented to the City Planning Commission for hearing and approval within one year of enactment of the Foothill Boulevard Corridor Specific Plan.

Section 6. GENERAL PROVISIONS

A. General Design Provisions for Buildings and Structures

1. All roof mechanical equipment and duct work shall be screened from view.
2. Night lighting shall be shielded and directed onto the site and no floodlighting shall be located so as to be seen directly by adjacent properties. Blinking lights are prohibited. This provision shall not preclude the installation of low-level security lighting.
3. Trash/garbage areas shall be screened by a wall enclosure and/or landscape materials.

B. General Provisions for Access and Circulation

In order to reduce curb cuts and left turns from Foothill Boulevard, or Commerce Avenue within Major Activity Area No. 3 on Map 2B, the following shall apply to Significant Projects where an alley or side street is available for access to the Project: driveway access to Foothill Boulevard or Commerce Avenue is prohibited, unless the driveway is for an automotive fueling station and outside of Major Activity Area No. 3, or a written exception is obtained from the Department of Transportation.

C. General Provisions for Landscaping

Notwithstanding Section 12.23 of the Code related to non-conforming buildings and uses, in order to establish consistent landscape standards for Projects, no building permit shall be issued unless the Project is consistent with the landscape requirements set forth below. All parcels rendered nonconforming by the landscape standards shall comply with the landscape provisions within five years of the effective date of this ordinance. Exceptions to this section may be granted for existing landscape, provided that the Director finds that the landscape conforms to the intent of this ordinance or it is practically impossible to provide. Otherwise, all Projects shall incorporate landscaping in conformance with the following requirements:

1. In addition to the provisions of Sections 12.24 C 44 and 12.26 I of the Code, all Significant Projects that will operate as an automobile repair business, fueling and service station, or laundry or wash rack shall provide landscaping at a minimum of four percent of the lot area.

2. Landscaping shall be required only to the extent that it does not cause the reduction of the existing number of parking spaces below the legally required number, or require an increase in the number of tandem spaces. If a reduction in parking spaces occurs because of the landscape requirements set forth herein, exceptions may be granted after review by the Director.

3. The following provisions shall apply to any Project and are applicable until the adoption of the Citywide landscape ordinance, which will then supersede the provisions in this Specific Plan. [Landscape Ordinance, Ord. No. 170,978, adopted April 3, 1996 and operational July 12, 1996]:

- a. Use of artificial plants for exterior landscape shall be prohibited. In addition, drought-tolerant plant materials are encouraged and landscaping shall comply with the adopted Xeriscape Ordinance.
- b. All landscape areas shall be equipped with an automatic sprinkling or drip irrigation system designed to conserve water. In addition, the system shall be installed and operational prior to issuance of a certificate of occupancy.
- c. Softscape. Each area to be landscaped shall be planted with a variety of plant materials which include shrubs, trees, ground cover, lawn, planter boxes or flowers.
- d. Entrances to courtyards and walkways. Softscape shall be grouped and placed at entrances to courtyards and walkways.
- e. Surface Parking - Interior
 - 1) Amount
 - a) At least seven percent of the total area of an open parking lot shall be softscaped. It shall have at least one shade tree for every four uncovered parking spaces.
 - b) At least half of the trees planted shall be evergreen shade-producing trees of no less than 24" box. These trees should be distributed throughout the parking lot so as to shade the parking area at maturity.

- 2) Design

Planting medians when located in a surface parking area shall be three-feet wide when parking is single-load and seven-feet wide when parking is double-load. Notwithstanding Section 12.21 A 6(c) of the Code, to eliminate freestanding wheelstops, the landscaped area of the planting median may be five (5) feet wide for single-loaded parking and seven-feet wide for double-loaded parking. In such event, three feet of the area of the planting

median shall be softscaped with the remaining width hardscaped with decorative material. Root barriers and trunk protection devices shall be provided.

- f. Surface Parking - Perimeter

For any surface parking lot which abuts a public street, except at pedestrian or vehicle entrances:

- 1) A three-foot wide area shall be provided along the perimeter of the portion of the lot abutting the public street and shall be softscaped.
- 2) A three-foot wall shall be located behind the landscaped area, if a three-foot high landscape berm is not used. This wall shall be constructed of "vista type masonry" or other partially solid material. Vines and shrubs shall be planted along the side of the wall facing the street to screen the wall without blocking visibility into the parking area as required by Section 12.21 A 6(f) of the Code.

- g. Parking Level Screening

Above-grade parking shall be visually screened from public streets and residences, except at pedestrian or vehicle entrances.

- h. Maintenance of Landscape and Amenities

It shall be the responsibility of the property owner or representative to maintain all landscape features located on private property, including, but not limited to, softscape, walkways, benches and fountains in accordance with the following criteria:

- 1) All fabricated features shall be maintained in a good condition both in structural integrity and cosmetic appearance.
- 2) All softscape shall be watered, fertilized, trimmed and maintained in good condition.
- 3) Required landscape areas shall be maintained free of litter and other undesirable debris.

D. General Provisions for Buffering

All Projects shall incorporate buffering in conformance with the following requirements:

1. Where a building or structure has been demolished or abandoned, and plans for new construction or renovation have not been submitted to the Department of Building and Safety, within 12 months from the completion of demolition or date of abandonment, owners of lots shall provide landscape screening, fencing, or walls around the perimeter of the lot until construction commences. If chain link fencing is used the fence shall be constructed with either wood lath or

similar device woven into the fence for screening, or vines or vegetation espaliered on the fence. However, if transparency is desired for security purposes, notwithstanding the above, the chain link fence may be color coated dark green or black.

2. No wall or fence within 50 feet of a front yard setback from a public street shall extend more than 25 feet horizontally without a visual break. Visual breaks may be accomplished by articulation or architectural detailing in the wall plane facing the street, using a staggered wall, an indentation in the wall, a spacing of columns, a series of raised planters or by varying the height of elements and alignment of the wall or including gates or other penetrations for pedestrian access.

Section 7. MULTIPLE-FAMILY RESIDENTIAL PROVISIONS

A. Land Use Limitations

This Specific Plan permits land uses allowed by the General Plan and the Code, with the additional regulations as specified below:

1. New residential construction in commercial zones is restricted to areas identified on the Target Areas Map, except where prohibited by the underlying zone.
2. Notwithstanding the provisions of Section 12.24 B 30 and Section 12.22 A 18 of the Code, mixed commercial/residential use development shall only be located in Target Areas and Major Activity Areas, except where prohibited by the underlying zone.

B. Development Provisions

1. **Required Yards for New Residential Construction.** Any yards abutting Foothill Boulevard shall be a minimum of 15 feet deep, or as required by the underlying zone, whichever is larger.
2. **Open Space.** Open space for active and passive recreational purposes shall be provided on the subject site as follows:
 - a. A minimum of 100 square feet of usable open space shall be provided for each dwelling unit. Parking areas, driveway and the required front yard setback area may not be included as open space.
 - b. Required access ways, building separation and side yard and rear yard setback areas may be included as usable open space, provided such areas are at least 20 feet in width and are landscaped or improved for recreational use to the satisfaction of the Planning Department.
 - c. Private patios or enclosed yards (at grade) which are part of a dwelling unit may be included as usable open space if they are a minimum of 150

square feet. Recreation rooms may be included as open space but may not count for more than 10 percent of the total required open space area.

- d. Each common open space area (for use by more than one dwelling unit) including recreational rooms shall be a minimum of 400 square feet.
- e. A maximum of 50 percent of the common usable open space may be hardscaped treatments, such as swimming pools, spas, walks, patios, courts, fountains, and barbecue areas.
- f. **Noise Impact Mitigation.** Active recreational uses, such as swimming pools and barbecue areas, shall not be located immediately adjacent to any single-family residential use, excluding condominium uses, to the satisfaction of the Planning Department.

3. Height

- a. New residential buildings, accessory buildings, structures, or additions to such existing buildings or structures shall not exceed 33 feet in height.
- b. Notwithstanding Subsection 3(a) above, new residential buildings, structures, additions to such existing buildings or structures in Major Activity Areas may be 45 feet in height when the first floor is set back 15 feet from the lot or building line and when additional floors are set back a minimum of 10 feet from the floor immediately below it.
- c. **Exceptions to Height**

When the highest elevation along the common property line between a lot which is subject to the height limits above, and a property occupied by a building which exceeds the grade of the proposed building on the subject lot by more than five (5) feet, the proposed building may exceed the height specified above by the number of feet represented by the difference in grade. However, under no circumstances shall the height of the building on the property to be developed exceed a height of 50 feet as measured from the grade to the roof, including structures, immediately adjacent to the abutting property.

4. Off-Street Parking

For any Project, except for hotels and motels, which increases the existing floor area on site, number of dwelling units, or number of guest rooms, the following shall apply:

- a. **Number of Required Parking Spaces**

- 1) A minimum of two parking spaces for each dwelling unit.

- 2) Guest parking shall be provided at a ratio of 1/2 space for each dwelling unit, guest room, or efficiency dwelling unit. Guest parking shall be clearly identified and accessible.

- 3) Significant Projects shall provide bicycle and/or scooter racks at a ratio of 1/2 space per dwelling unit.

b. The parking requirements shall apply to:

- 1) The square footage of the floor area devoted to a change of use; or,
- 2) The square footage of the floor area contained within an addition to the existing building or structure.

5. **Pedestrian Linkages**

- a. A Significant Project built on one or more lots with a combined width of 150 feet or more, shall have a walkway which is a minimum of 10 feet in width for every 50 feet of lot width. Required walkway areas may be combined. At minimum, walkways shall extend from the front property line for 50 feet or to the midpoint of the lot, whichever is less in depth.

- b. Walkway areas may be counted as required open space, provided they are hardscaped and include potted trees.

6. **Street Dedication and Improvement**

Notwithstanding the provisions of Section 12.37 A of the Code, for Significant Projects, street dedication and improvements shall be completed prior to the issuance of a Certificate of Occupancy. The street dedication and improvements shall be required as follows:

- a. At least one half of the width of any street abutting a lot or lots on which a Project is located shall be dedicated and improved to the standards contained in Section 12.37 H of the Code.
- b. The maximum area of land required to be so dedicated and improved shall not exceed 25 percent of the area of any such lot which was on record on March 1, 1962, in the Los Angeles County Recorder's Office. In no event shall such dedication reduce the lot below a width of 45 feet nor below an area of 4,500 square feet.
- c. For any dedications and improvements required to be made pursuant to the provisions of this section, a bond in such amount as the City Engineer estimates is necessary to complete all of the improvements required must be filed with the City Engineer.

- d. All required improvements shall be accomplished in accordance with current applicable provisions of the Standard Specifications for Public Works adopted by the City Council.

- e. Exceptions. These provisions shall not apply to the following:

- 1) Projects, other than Significant Projects, that are legally existing on a lot or lots provided no additional dwelling units or guest rooms are created.
- 2) Variations from the aforementioned requirements may be granted by the City Engineer under Section 12.37 H 4 of the Code when made necessary due to conditions of the topography and existing improvements contiguous to the property. All requests for variation must first be presented in writing to the Director of Planning for review and approval by the City Engineer.

- f. Street Trees. Street trees shall be planted along the public right-of-way to the specifications established by the Street Tree Division of the Department of Public Works at a minimum of one tree per 30 lineal feet.

C. **Design Provisions**

In addition to the provisions set forth below, other requirements may apply pursuant to a Guidelines Manual as approved by the City Planning Commission.

1. **Design of Buildings**

- a. Balconies (adjacent to single-family uses). Above the first floor, there shall be no balconies which have a line-of-sight to any adjacent existing single-family use, unless the latter is designated for less restrictive uses by the General Plan.
- b. Parking structures' ingress and egress shall not have a vertical clearance greater than 13.5 feet.

2. **Design of Parking.** If any guest parking is located behind security gates, the following shall apply:

- a. A remote electronic gate opening system shall be installed so that the security gate can be opened from each residential unit served by the secured guest parking.
- b. An electronic intercommunications system shall be installed. The system shall be readily accessible to the drivers of the guest vehicles and to the units served by the secured guest parking.

- c. The security gate shall be set back at least 18 feet from the public right-of-way so as to provide a queuing area for guest vehicles and to prohibit blockage or interference with the public right-of-way by waiting guest vehicles.

Section 8. COMMERCIAL AND INDUSTRIAL PROVISIONS

A. Land Use Prohibitions and Limitations

The Specific Plan permits land uses allowed by the General Plan and the Code, as additionally restricted below:

1. The following uses are prohibited:
 - a. Bail bond broker or bail bond shop
 - b. Bath, Turkish and the like
 - c. Bathhouse
 - d. Clothing, secondhand or thrift store
 - e. Escort bureau
 - f. Massage parlor (when not operated as an accessory use to a health club, gymnasium, or doctor's office)
 - g. Open Storage area
 - h. Pawnshop
 - i. Payroll check cashing office
 - j. Personal storage or storage building for household goods, unless neighborhood retail or services or financial services are included at the property line for 70 percent of the frontage abutting Foothill Boulevard
 - k. Tattoo studio and
 - l. Transfer (moving) business
2. The following uses are limited:
 - a. In addition to the conditional use permit requirements as set forth in Sections 12.24 C 44 and 12.26 I of the Code, new construction of automobile repair businesses shall be located in an Automotive Repair Mall.
 - b. Major Activity Area No. 3
 - 1) Notwithstanding the limitations and restrictions of the underlying zone, permitted uses as identified in Section 13.06 E of the Code and established pursuant to procedures outlined in Sections 13.06 C 3 are allowed.
 - 2) Upon a change of use on lots fronting on Commerce Avenue, Foothill Boulevard, or Tujunga Canyon Boulevard, at least 70 percent of the Ground Floor frontage shall contain at least one of the following: retail sales, Personal Services, restaurants, pedestrian parks, plazas, cultural, art, and/or historical museums, or other related uses as determined by the Director or his/her designee through the Plan Approval process.

- (3) Notwithstanding Paragraph (a) above, all drive-through uses and auto repair uses are prohibited.

- c. In multi-level parking structures, where there is parking on the first story, 70 percent of the frontage of the first story along the property line which adjoins a public street (not including an alley), shall contain Financial Services, Neighborhood Retail, Neighborhood Services or other related uses as determined by the Director through the Plan Approval process.

B. Development Provisions

Development provisions are in addition to requirements of the Code.

1. Amenities

- a. Significant Projects on lots that are 100,000 square feet or greater shall provide street furniture including benches, trash receptacles, newsracks, bicycle racks, indoor public telephones, and drinking fountains incorporated into the setback area in such a way that does not inhibit building access and pedestrian activity.
- b. Any rooftop patio area must be set back 10 feet from an exterior wall of the level immediately below.

2. Height

- a. In addition to the height regulations set forth in Section 12.21.1 A 10 of the Code, new commercial buildings, structures, or additions to existing buildings or structures shall not exceed 33 feet in height, except in Major Activity Areas.
- b. In addition to the height regulations set forth in Section 12.21.1 A 10 of the Code, new commercial buildings or structures or additions to such existing buildings or structures in Major Activity Areas, when abutting single-family residential zones, Foothill Boulevard, Commerce Avenue, or Tujunga Canyon Boulevard, shall be stepped back from the building line or lot line at a 45-degree angle for those portions over one story, or 25 feet to a maximum height of 45 feet. When any additional story is stepped back, the step back shall be a minimum of 10 feet from the story immediately below it.
- c. Exceptions to height
 - 1) When the highest elevation along the common property line between a lot which is subject to the height limits

above, and a property occupied by a building which exceeds the grade of the proposed building on the subject lot by more than five (5) feet, the proposed building may exceed the height specified above by the number of feet represented by the difference in grade.

- 2) In addition to the height limits specified above, unoccupied architectural features may extend an additional 10 feet; towers or domes and similar features designed to mask elevator shafts may extend an additional 15 feet above the height limitation specified in Subparagraph (c).

3. Off-Street Parking

Bicycle parking shall be provided at a ratio of 1/2 bicycle parking space for each 10 required vehicle parking spaces. Bicycle parking shall be located as close to the entrance of the facility as feasible, but not in the right-of-way.

4. Street Trees

Trees shall be planted in the public right-of-way to the specifications established by the Street Tree Division of the Department of Public Works at a ratio of at least one tree per 30 lineal feet of street frontage.

C. Design Provisions

In addition to the provisions set forth below, additional or alternative requirements may apply pursuant to the Guidelines Manual as approved by the City Planning Commission.

1. Buildings

- a. Strip commercial centers along Foothill Boulevard shall have at least 50 percent of the building's vertical or horizontal facade plane articulated with at least six inches of horizontal or two feet of vertical variation.
- b. Exterior bars on windows are prohibited.

2. Pedestrian Linkages

A system of walkways shall be incorporated into the Project which shall include decorative paving that enhances and reinforces pedestrian scale, such as paving where vehicles cross pedestrian walkways, the use of bollards and landscaping.

3. Except when a Project is an interior tenant improvement, as defined by the Department of Building and Safety, lots with unenclosed industrial uses shall be enclosed by solid fences, walls or landscaping at least six feet in height.

Section 9. SIGN REGULATIONS

Notwithstanding any provision of the Code to the contrary, the Department of Building and Safety shall not issue a permit for a sign unless the sign complies with the provisions of this Specific Plan. The provisions shall apply to the construction, alteration, repair, erection, location, electrification, and maintenance of any sign or sign structure within the Specific Plan area. No provision of this Specific Plan shall prohibit an ideological, political or other noncommercial message on a sign otherwise permitted by Division 62 of the Code.

A. Prohibited Signs

In addition to the prohibitions set forth in Section 91.6205(k) of the Code, the following signs shall not be permitted, constructed, erected or maintained unless otherwise permitted by this Specific Plan:

1. Balloons for purposes of display or advertising located above the roof, including but not limited to those filled with any type of gas including helium and hot air balloons, whether affixed to a permanent location or used for riding.
2. Wall signs which are painted with a message which contains more than the name and/or logogram of each business on the premise upon which the business is located.
3. Off-site commercial signs (i.e., billboards), except that existing legally erected off-site commercial signs may be replaced on the same site or a new site provided that the new location and sign otherwise meets all current ordinance requirements of Section 91.6220 of the Code relating to off-site signs.
4. Projecting signs, except that Village Pedestrian Signs shall be permitted.
5. Roof signs.
6. Cabinet (box) signs, where the letters are not encased and have a discernable boundary.
7. Sandwich sign located in the public right-of-way.

B. Exemptions

The following signs are exempt from the provisions of this Specific Plan:

1. Temporary signs within the meaning of Section 91.6215 of the Code.
2. Signs required by law, provided that such signs unless otherwise required to do so by law shall not exceed size and height limitations as stated in this Specific Plan.
3. Signs owned by a government agency.

4. Public utility signs which contain no advertising copy and which are customarily utilized in the performance of the utility's function.
 5. One construction sign located on a lot where a building or structure is being erected or remodeled and which identifies the architects, engineers, financing agent and/or contractors involved in the project; provided, however, that such sign shall not extend more than eight feet above ground level nor exceed 40 square feet in size.
 6. Mural decorations intended for ornament or commemoration which has been determined by the Board of Municipal Arts Commissioners to have artistic merit.
 7. Temporary political signs; provided, however, that such signs do not exceed 20 square feet and are removed within 15 days following the election to which they relate.
 8. One temporary real estate sign indicating the building or land or premise is for sale, lease or rent; provided such signs are located on the property to which they relate and do not exceed 15 square feet in size.
 9. Signs which are contained on the list of cultural or historical monuments of the Los Angeles Cultural Heritage Board.
 10. Store hour signs, provided such signs shall be placed in the front door or window closest to the door and shall not exceed 64 square inches in area.
 11. Signs which identify security protection systems, provided such signs shall not exceed 30 square inches in area.
- C. **Maximum Sizes.** No sign shall exceed a maximum of 75 square feet, except that wall or freestanding signs which abut an alley shall not exceed a maximum of 50 square feet.
- D. **Number of Signs.** Notwithstanding Section 91.6220(b)4 of the Code, no more than three of any type of sign may be placed on a lot.
1. **Awning Signs.** One awning sign as allowed pursuant to Section 91.4506(f) of the Code shall be permitted per awning.
 2. **Window Signs.** For each Ground Floor occupancy of a building, only one illuminated window sign shall be permitted in a window which directly faces a dedicated street, dedicated alley, mall, or parking lot area.
- E. **Wall Signs**
1. **Area.** The total sign area of wall signs facing a street shall not exceed two square feet for each linear foot of building frontage.
 2. **Projection.** A wall sign shall be erected or constructed so that it is either integrated into the wall, flat against the wall to which it is attached, or projecting not more than 10 inches from the wall to which it is attached.
- F. **Monument Signs**
1. **Area.** The total area of a monument sign shall not exceed two square feet for each linear foot of building frontage.
 2. A minimum five (5) foot radius of landscaped area shall surround a monument sign.
- G. **Pole Signs**
1. **Area.** The total area of a pole sign shall not exceed two square feet for each linear foot of building frontage.
 2. No pole sign shall be allowed in Major Activity Area No. 3.
 3. No pole sign shall be greater than 25 feet in height from ground level.
- H. **Awning Signs**
1. **Area.** The area of an awning sign shall not exceed four square feet.
 2. **Height.** The vertical height of the face of an awning sign shall not exceed one foot.
 3. **Miscellaneous**
 - a. Awning signs may be painted, placed or installed only upon the vertically hanging border of an awning, provided that such signs shall not extend above or below such hanging border.
 - b. Awning signs shall be constructed of a permanent material such as canvas, aluminum, or durable plastic with a usable life of at least three years.
 - c. No advertising shall be placed on any awning except the name of the owner and business, logogram and industry or pursuit conducted within the premises.
- I. **Window Signs**
- The area of an illuminated window sign shall not exceed five percent of the window area. Signs constructed of stained glass shall be permitted to cover the entire area of any window. Signs constructed of any other permitted material which are not illuminated shall be permitted only on the interior surface of the window glass, provided that no combination of such window signs cover more than 10 percent of the area of any window.

J. Amortization

Existing signs and/or support structures, constructed under a valid permit and used in conformance with the Code regulations and approvals in effect at the time of construction, shall be allowed to continue under those regulations and approvals even though subsequent adopted regulations and approvals have changed the requirement, provided that there shall be no increase in any existing sign area or height and no change in its location or orientation. The exceptions to continued use are as follows:

1. If a nonconforming sign a) is damaged or partially destroyed by fire, flood, earthquake or other natural disaster to the extent of more than 50 percent of its replacement value at the time of the damage or destruction; and b) repair of the damage or destruction involves more than one sign face replacement; and, c) the sign has not been repaired within 30 days of the date of the damage or destruction, then the damaged sign shall be totally removed within 45 days of the date of the damage or destruction.
2. All signs lawfully erected on properties where there is a cessation of a business activity, service or product for 90 days shall be removed. This shall not apply to a sign which qualifies as an "advertising display" as defined in Section 5202 of the State of California Business and Professions Code.

Section 10. SPECIFIC PLAN IMPLEMENTATION

A. Plan Approval Procedures - Intent

In granting a Plan Approval, the Director shall review projects for compliance with the Specific Plan and encourage unified developments that contain functional linkages, distinctive architectural components, and landscape design elements. Furthermore, Plan Approval evaluates the placement of mass, form, spatial elements and overall quality of the design of projects based on provisions and defined objectives in the Specific Plan. Plan Approval staff will assist City decision-makers, the community, private developers, property owners, and design professionals in implementing the provisions and design goals contained within the Specific Plan. The procedures are designed as the most time-efficient methods available.

B. Plan Approval Thresholds

1. Plan Approval shall be required for Projects in Major Activity Areas and Target Areas.
2. Plan Approval is not required for signs.
3. Any Project to construct a use that is specifically prohibited under this Specific Plan must apply for a Specific Plan exception under 11.5.7 D of the Code.

4. Projects are exempted from Plan Approval that received a still-valid discretionary approval listed in Section 5 not more than six years prior to the date of the present application for a building permit. The date of such application shall be the date on which architectural and structural plans sufficient for a complete plan check are accepted by the Department of Building and Safety and the applicable fee is paid. These exemptions shall also apply to Projects for six years from the date of a discretionary approval as listed in Section 5 which are granted after the operative date of this ordinance. This exemption shall apply only if the applicable decision-making body certifies in writing that the prior discretionary approval considered aspects of the approved Project's design (but not limited to building location, height, density, intensity, use, parking, access and architectural integrity). The Director is hereby authorized to establish procedures to process certifications.

C. Application

All applications for Plan Approval shall be submitted to the Department of City Planning on a form supplied by the Department and shall include materials as outlined in the Guidelines Manual.

1. Fees and Notice

- a. The filing fee for processing a Plan Approval application shall be as set forth in Section 19.01 of the Code.
- b. The filing fee for processing an applicant's appeal from a determination by the Director or a decision by the City Planning Commission shall be the same as for an appeal from a specific plan design review decision as set forth in Section 19.01 of the Code.
- c. The Director or Director's designee shall mail a Notice of Application and pending determination to property owners of lots within a 100-foot radius of the property upon deeming the application complete and shall provide them an opportunity to present their comments.

2. Requirements for application materials shall be outlined in the Guidelines Manual.

D. Plan Approval

The Planning staff shall review all Projects for which applications for plan review have been accepted.

1. **Review and Action.** Planning staff shall review the Project within 10 working days after the application is deemed complete.

2. **Plan Approval by Planning Department.** Planning staff may submit its recommendation to the Director of Planning. Planning staff's recommendation may include denial, approval, or approval with modifications to the Project. Planning staff may make its recommendation based upon the listed provisions and criteria in the Specific Plan. In the event of a recommendation for denial, the staff should specify those areas in which the Project fails to comply with the provisions and criteria in the Specific Plan.

3. The Director shall have 15 working days from the filing of a complete application to act on the application or within such additional time as is mutually agreed upon in writing between the applicant and the Department of City Planning. The Director shall deny, approve, disapprove, or approve with modifications the Project. The Director shall make findings consistent with the Specific Plan criteria.

A copy of the determination shall be forwarded to the applicant, to the councilmember in whose district the Project is located, the Department of Building and Safety, and to any interested parties upon request.

4. **Plan Approval Findings.** In approving an application for Plan Approval, the Director shall make all of the following findings:

- a. That the Project complies with all applicable provisions of the Specific Plan; and
- b. That the Project is consistent with the general plan; and
- c. That proposed buildings and structures complement or are compatible with the surrounding buildings in terms of design, massing, and architectural integrity; and
- d. That the landscape design is compatible with the buildings on-site and complements landscape off-site.

E. Duration of the Plan Approval

1. The Director's determination shall be valid for a period of two years. In the event that a building permit is obtained in a timely manner but subsequently expires after the two-year period, the Director's determination shall expire with the building permit.
2. **Modification of Approved Plans or Materials Before Issuance of Building Permit or Certificate of Occupancy.** The Director may, prior to the issuance of a building permit or certificate of occupancy, approve exterior changes to a proposed Project from that which was approved in the Plan Approval process.

- a. An applicant requesting a proposed modification to a Project shall do so in writing. The request shall include an illustrated description of the proposed modification and a narrative justification. If the modification was required by a public agency or administrative body then written proof thereof shall be submitted with the request. Copies of all materials submitted in connection with the request shall be transmitted to the Planning staff at the time the request is submitted to the Planning Department.
- b. The Director shall limit his/her review of the modification request to those areas identified as changed or influenced by the changes.

F. Appeal Procedure

An applicant or any other person aggrieved by a determination of the Director may appeal to the City Planning Commission, and thereafter to the City Council. Such an appeal may also be filed by the Mayor or a member of the City Council.

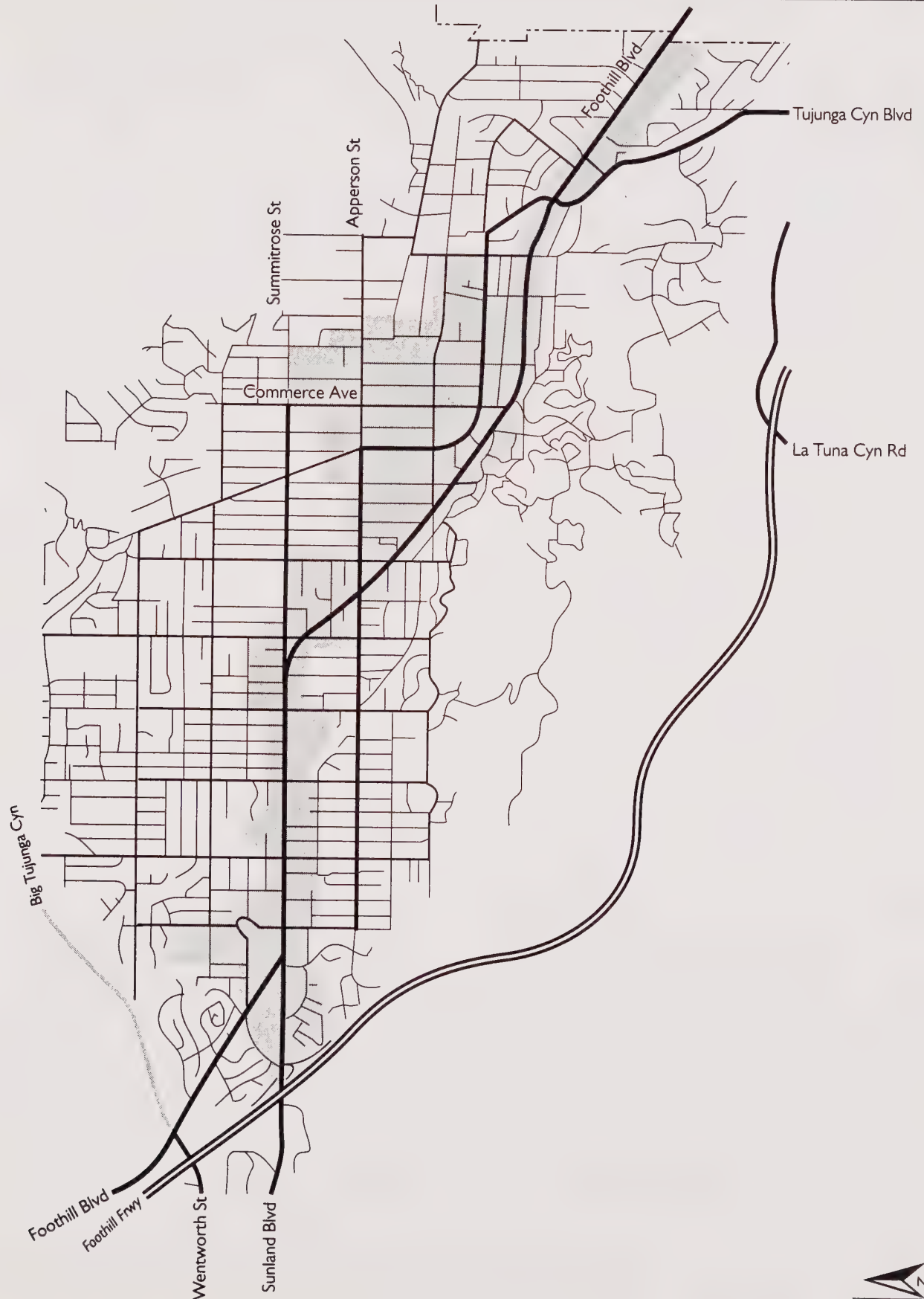
1. The appeal shall set forth specifically wherein the determination of the Director or the City Planning Commission's determination fails to conform to the requirements of the Specific Plan or wherein the conditions imposed are improper.
2. Such appeals must be made within 10 calendar days after the date of mailing of the Director's determination or the City Planning Commission's decision if appealed to the City Council, pursuant to the procedures prescribed in Section 17.06 of the Code.

Section 11. SEVERABILITY

If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this ordinance which can be implemented without the invalid provisions, and, to this end, the provisions of this ordinance are declared to be severable.

250FBC4 (071096)

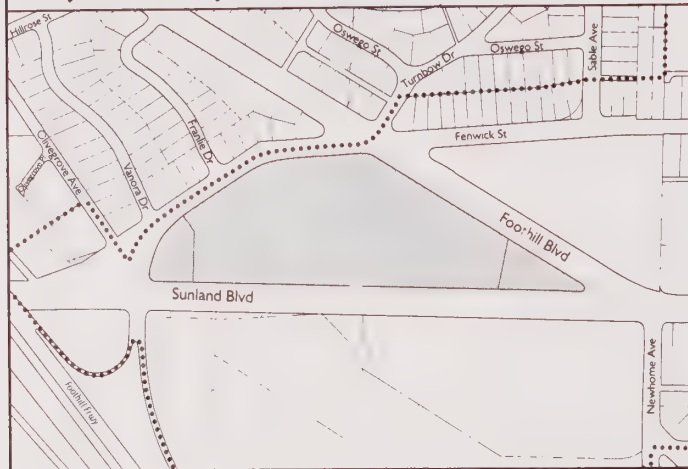
Foothill Blvd Corridor Specific Plan



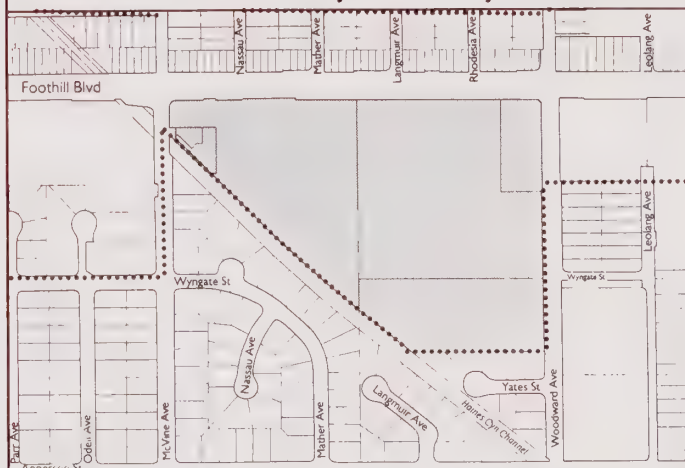
Specific Plan Area

Foothill Blvd Corridor Specific Plan

Major Activity Area No. 1



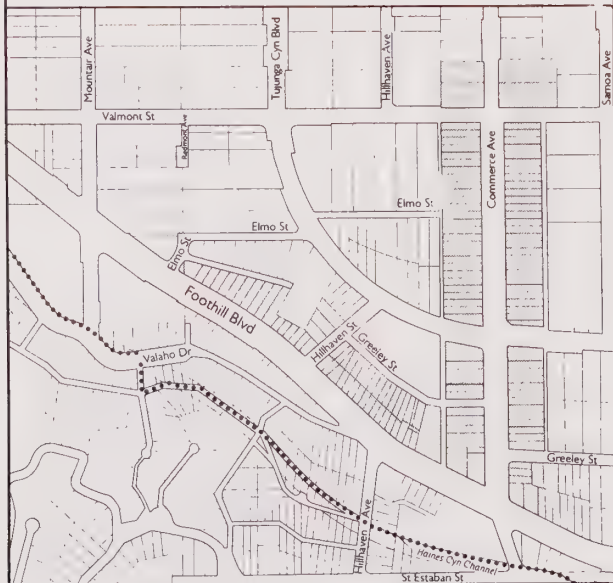
Major Activity Area No. 2



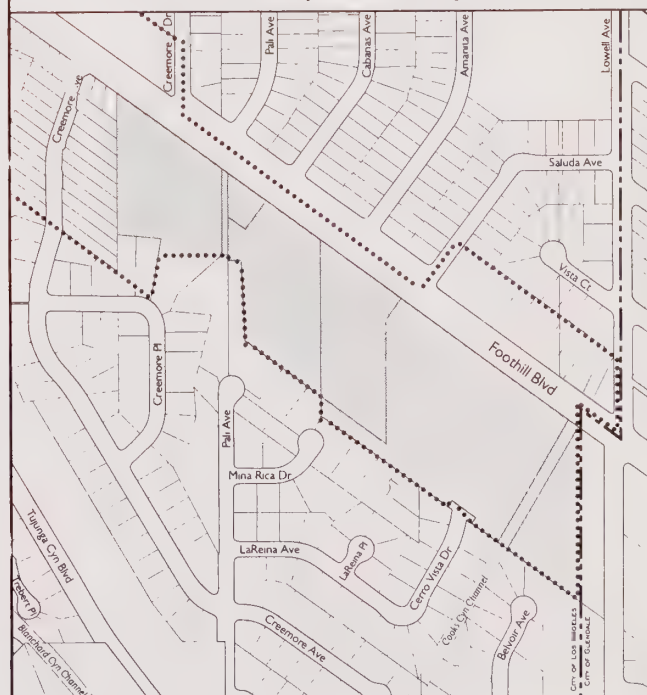
Major Activity Areas

..... Specific Plan Boundary

Major Activity Area No. 3



Major Activity Area No. 4



Part 5

**FOOTHILL BOULEVARD CORRIDOR SPECIFIC PLAN
Ordinance No. 170,694
Effective October 27, 1995**

ADMINISTRATIVE RESPONSIBILITIES

Applicant

The applicant shall apply for Plan Approval for a project located in a Major Activity Area or Target Area; the application shall include materials as outlined in the Guidelines Manual. (10C)

The applicant or other aggrieved person may appeal the determination of the Director of Planning to the City Planning Commission and to the City Council. (5B, 10F)

The applicant may file an application for an exception to the Specific Plan. (5B)

Department of City Planning

The Director of Planning shall review applications for projects within Major Activity Areas and Target Areas for compliance with the Specific Plan, making required findings. (10)

The Department of City Planning shall draft additional guidelines for Plan Approvals for inclusion in the Guidelines Manual, to be presented to the City Planning Commission for hearing and approval. (5D, 8C)

City Planning Commission

The City Planning Commission shall issue the determination on an appeal of the determination of the Director of Planning on a Plan Approval. (5B, 10F)

The City Planning Commission shall make a recommendation to the City Council on an application for an exception to the Specific Plan. (5B)

The City Planning Commission shall approve additional guidelines for Plan Approvals, to be added to the Guidelines Manual, after holding a hearing on draft guidelines prepared by staff. (5D)

Department of Building and Safety

The Department of Building and Safety shall not issue a building permit nor a sign permit unless it complies with the provisions of the Specific Plan. (5, 9)

Department of Public Works

The Street Tree Division of the Department of Public Works shall administer the street tree provisions of the Specific Plan. (7B6f, 8B4)

Department of Transportation

The Department of Transportation may grant an exception to the Specific Plan for a Significant Project to permit driveway access to Foothill Boulevard or Commerce Avenue where an alley or side street is also available for access. (6B)

City Engineer

The City Engineer shall administer the street dedication and improvement requirements of the Specific Plan. (7B6)

City Council

The City Council shall issue the determination on a appeal of a Plan Approval determination of the City Planning Commission. (10F)

The City Council shall issue the determination on an application for an exception to the Specific Plan. (5B)

250FBC5 (061196)

ORIGINAL COMMUNITY PLAN STAFF

DEPARTMENT OF CITY PLANNING

Calvin S. Hamilton, Director of Planning
Kei Uyeda, Deputy Director of Planning
Glenn F. Blossom, City Planning Officer

COMMUNITY PLANNING AND DEVELOPMENT DIVISION

Arch D. Crouch, Principal City Planner

COMMUNITY PLANNING SECTION

Gary Morris, Senior City Planner*
Howard Martin, Senior City Planner*
Sam Campbell, Senior City Planner*

PROJECT STAFF

William H. Taylor, Project Manager
Pete Lynch, Unit Head*
Mas Matoi, Project Assistant*
Dan Green, Project Assistant*

GRAPHICS SECTION

Gene Wolfe, Graphics Supervisor

PUBLICATIONS

Phil Watson, Unit Head
Rey Hernandez, Data Illustrator

CARTOGRAPHY

Oliver Baker, Unit Head
Henry Higa, Cartographer

FOOTHILL BOULEVARD CORRIDOR SPECIFIC PLAN

DEPARTMENT OF CITY PLANNING

Con Howe, Director of Planning
Frank P. Eberhard, Deputy Director
Gordon B. Hamilton, Deputy Director
Robert H. Sutton, Deputy Director

NEIGHBORHOOD PLANNING BUREAU - VALLEY

Jack Sedwick, Principal City Planner
Frank Fielding, Senior City Planner
Nicolas Brown, City Planner
Vincent Lorenzo, City Planning Associate*
Maribel Marin, Planning Assistant*
Denis Schure, Graphics Designer II

GRAPHICS

Joyce Odell, Cartographer

* Former staff

U.C. BERKELEY LIBRARIES



C124904784